HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2011

Vancouver CMA

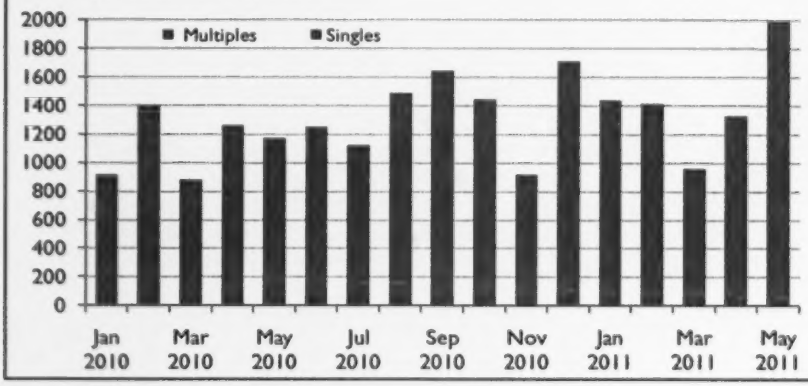
Housing starts for May 2011 totalled 1,991 units in the Vancouver Census Metropolitan Area (CMA), an increase compared to the same month a year ago. More than four-fifths of all housing starts were multiple-family units.

May 2011 reported the largest year-over-year growth in housing starts levels so far this year for the Vancouver CMA. Multiple family housing units dominated new home construction activity while single family building continued to trend below year-earlier levels. This uptick in new home construction activity was foretold by strong growth in recent residential building permit activity during the latter half of last year and the first quarter of this year. The

Figure 1

New Home Construction Activity Up in May

Vancouver CMA Housing Starts



Source: CMHC

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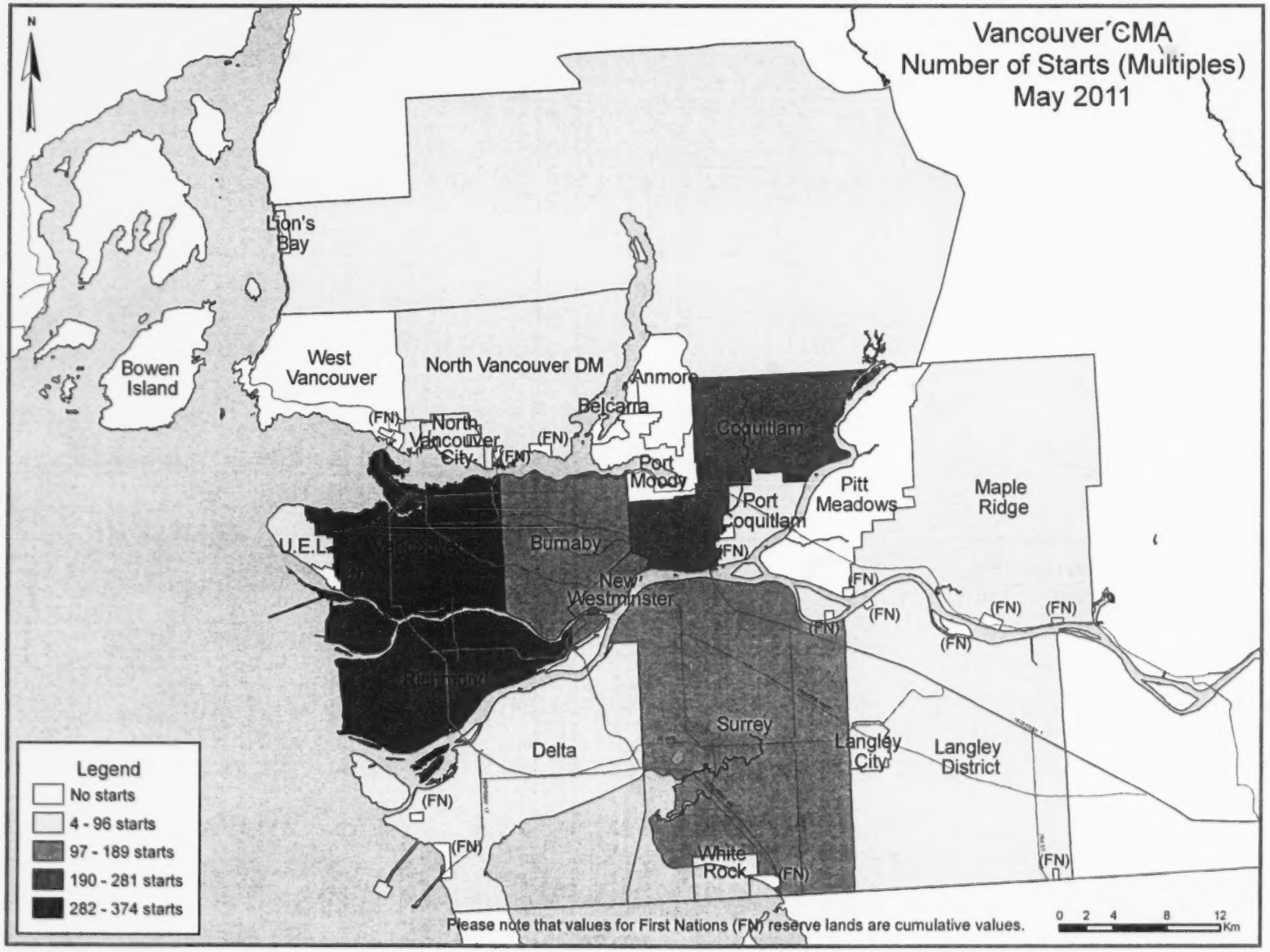
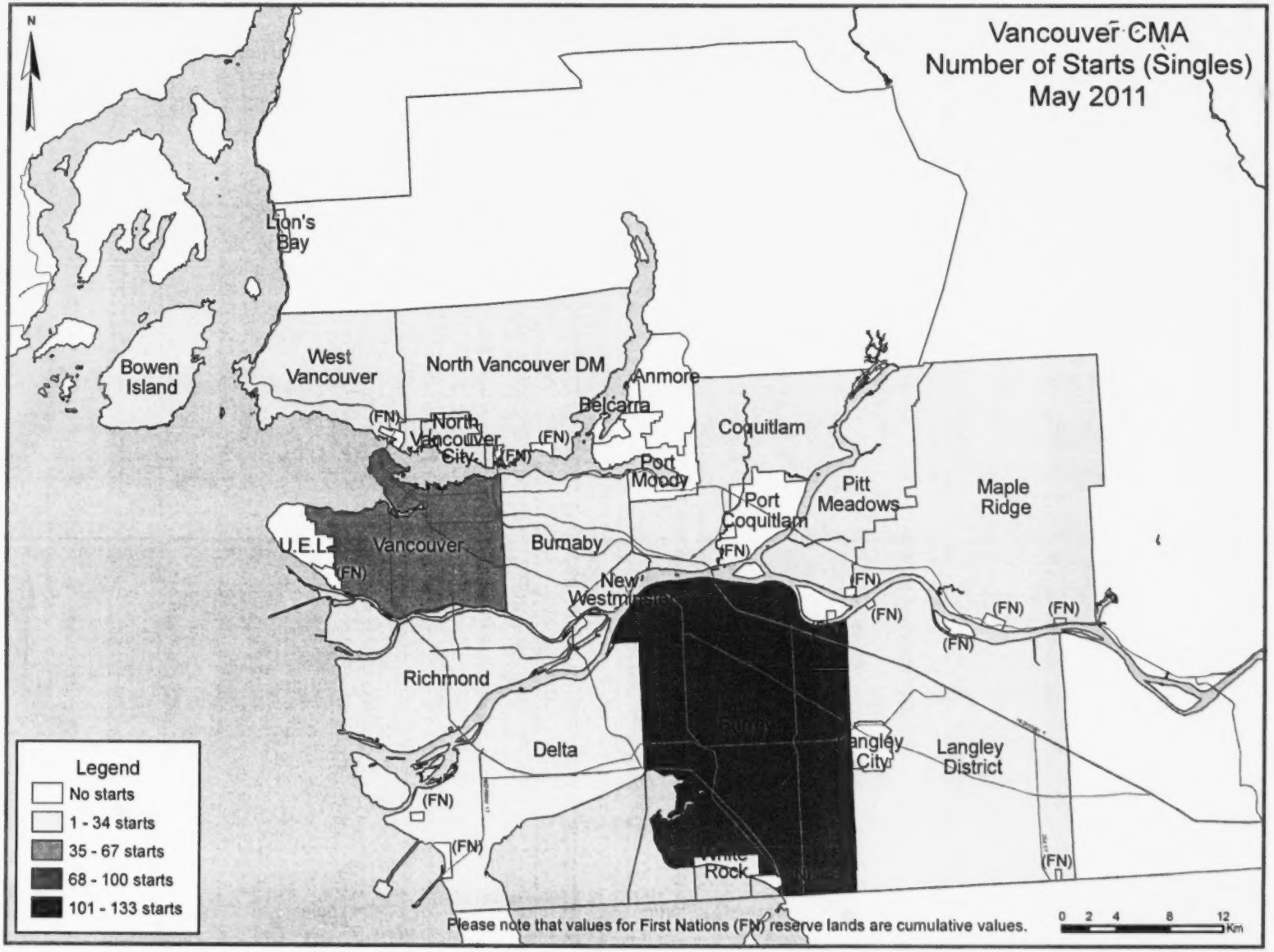
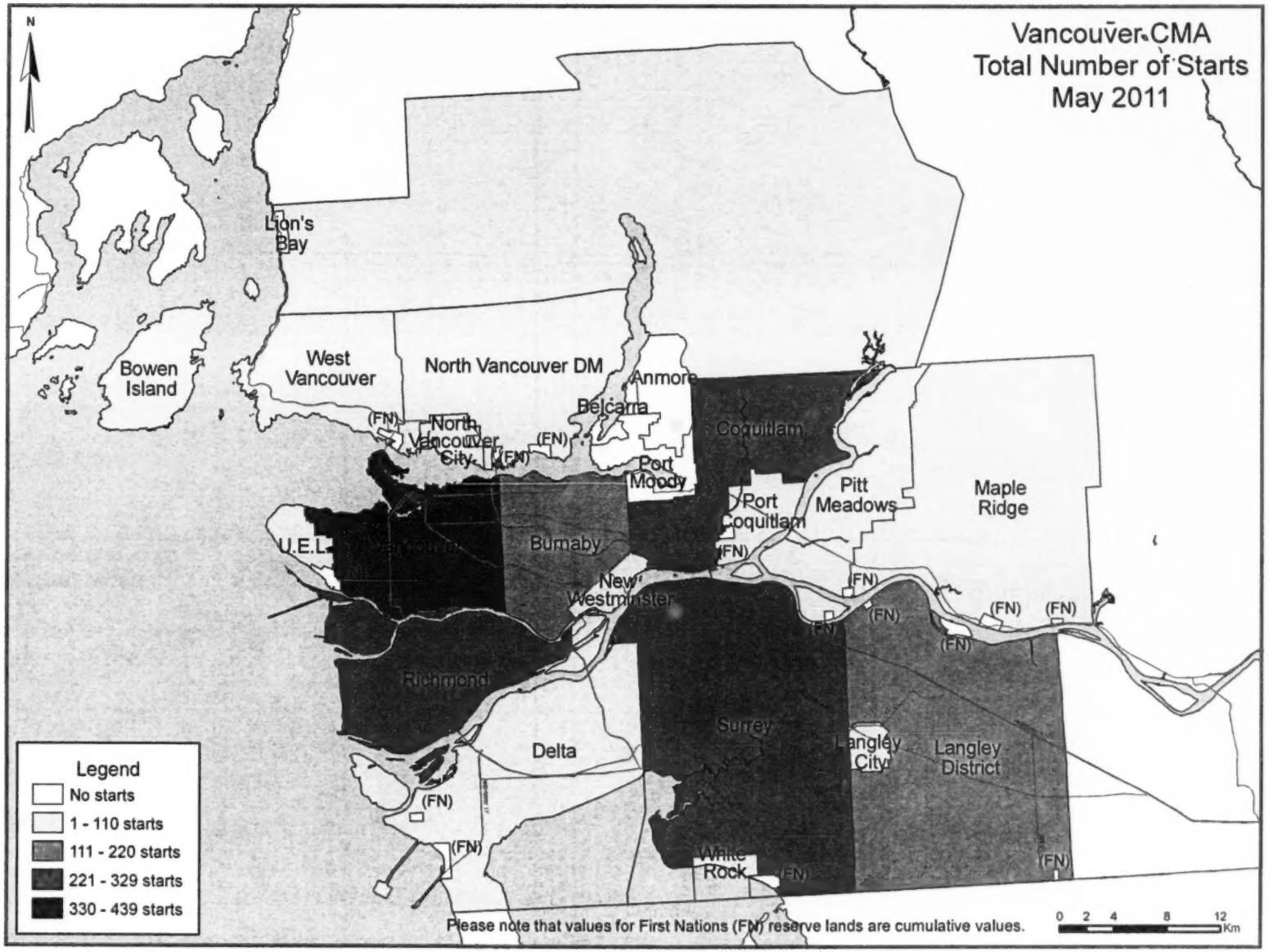
construction of multiple family units was concentrated in the Vancouver City, Surrey, Richmond, and Tri-Cities areas.

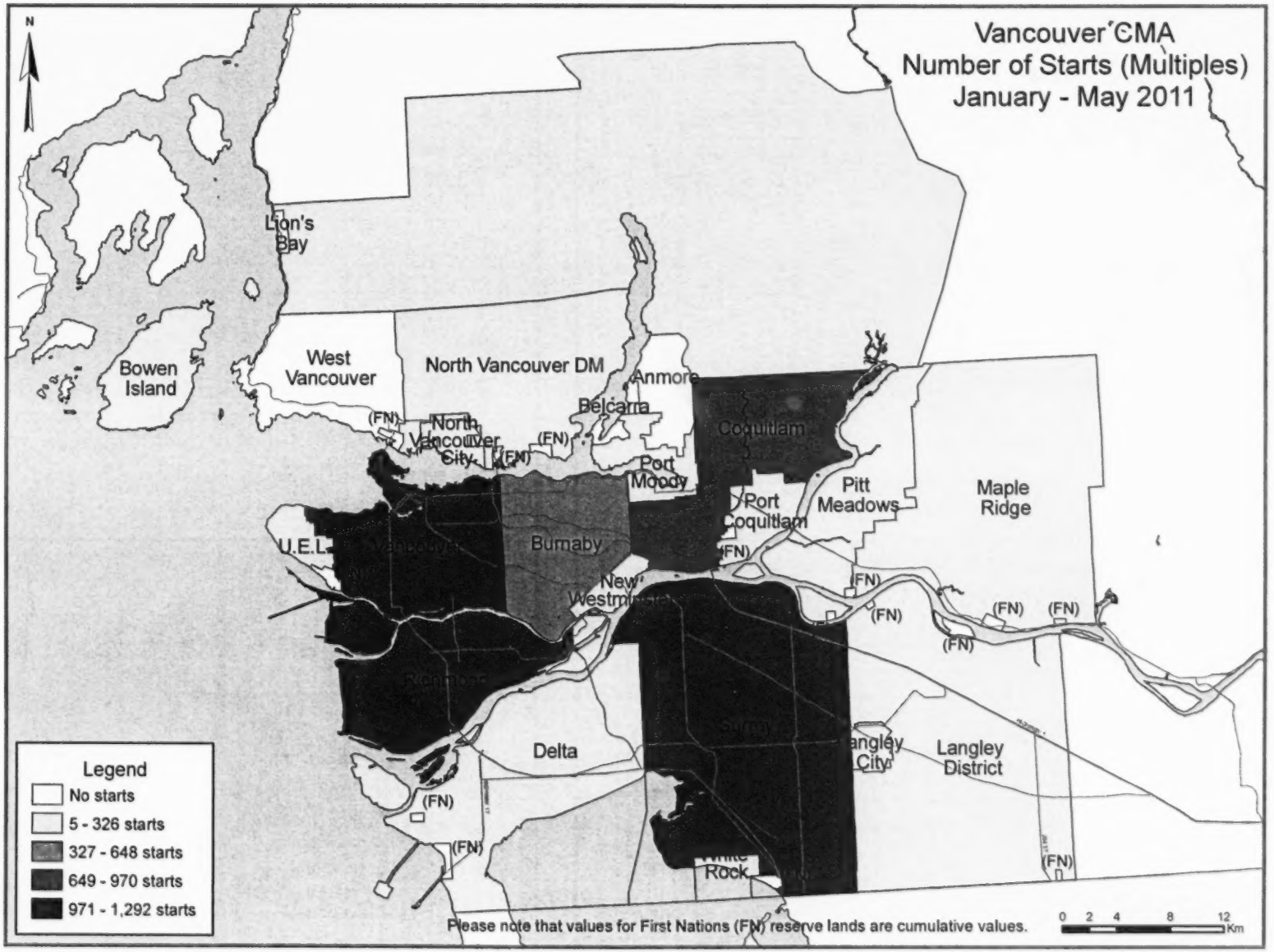
Abbotsford CMA

The Abbotsford CMA had 27 housing starts in May, down from the 44 housing starts recorded during the same month a year ago. Most of the units built were single family homes.

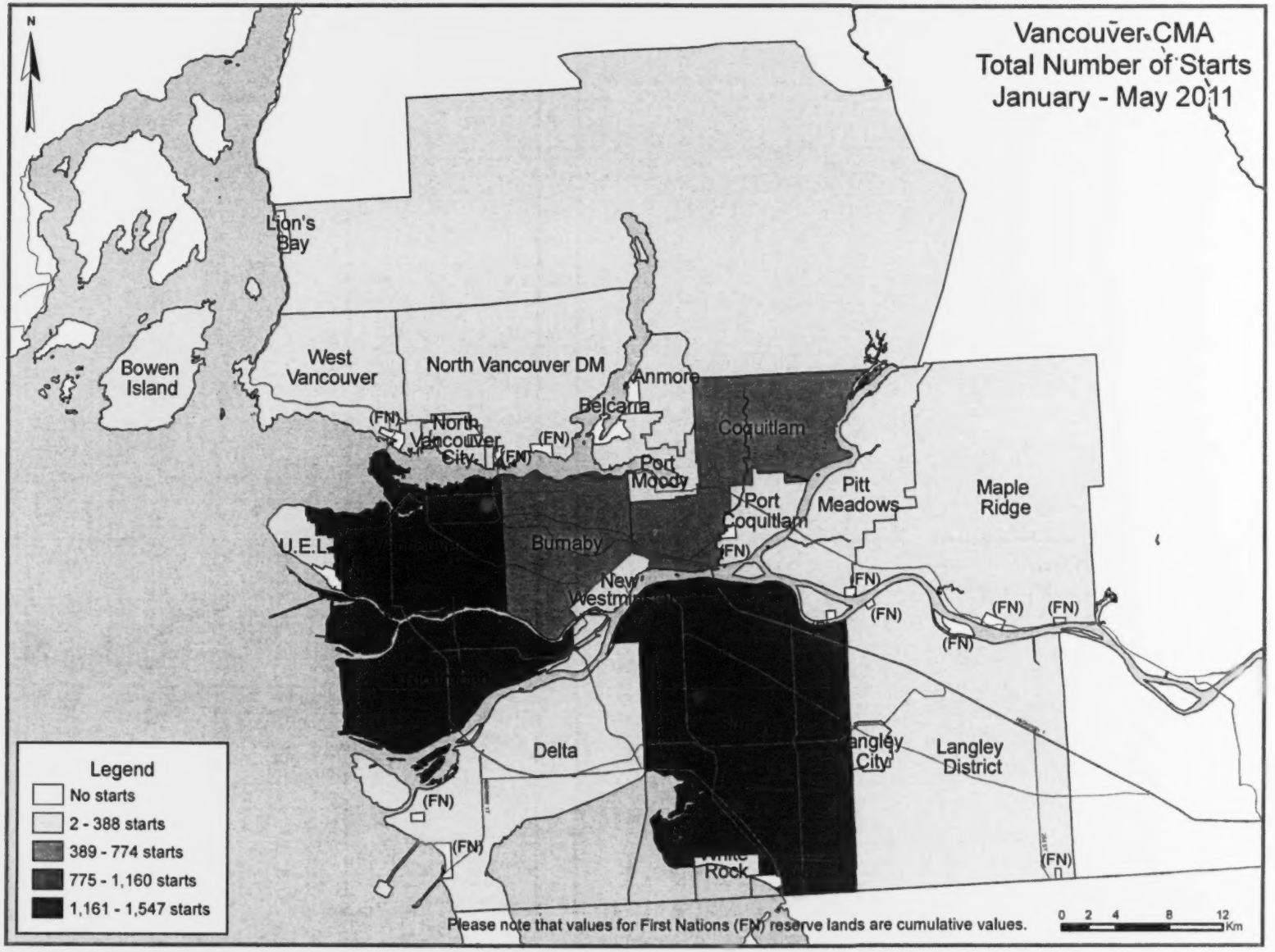

Vancouver CMA
Number of Starts (Multiples)
May 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(FN)
Legend
No starts
4 - 96 starts
97 - 189 starts
190 - 281 starts
282 - 374 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12
Km

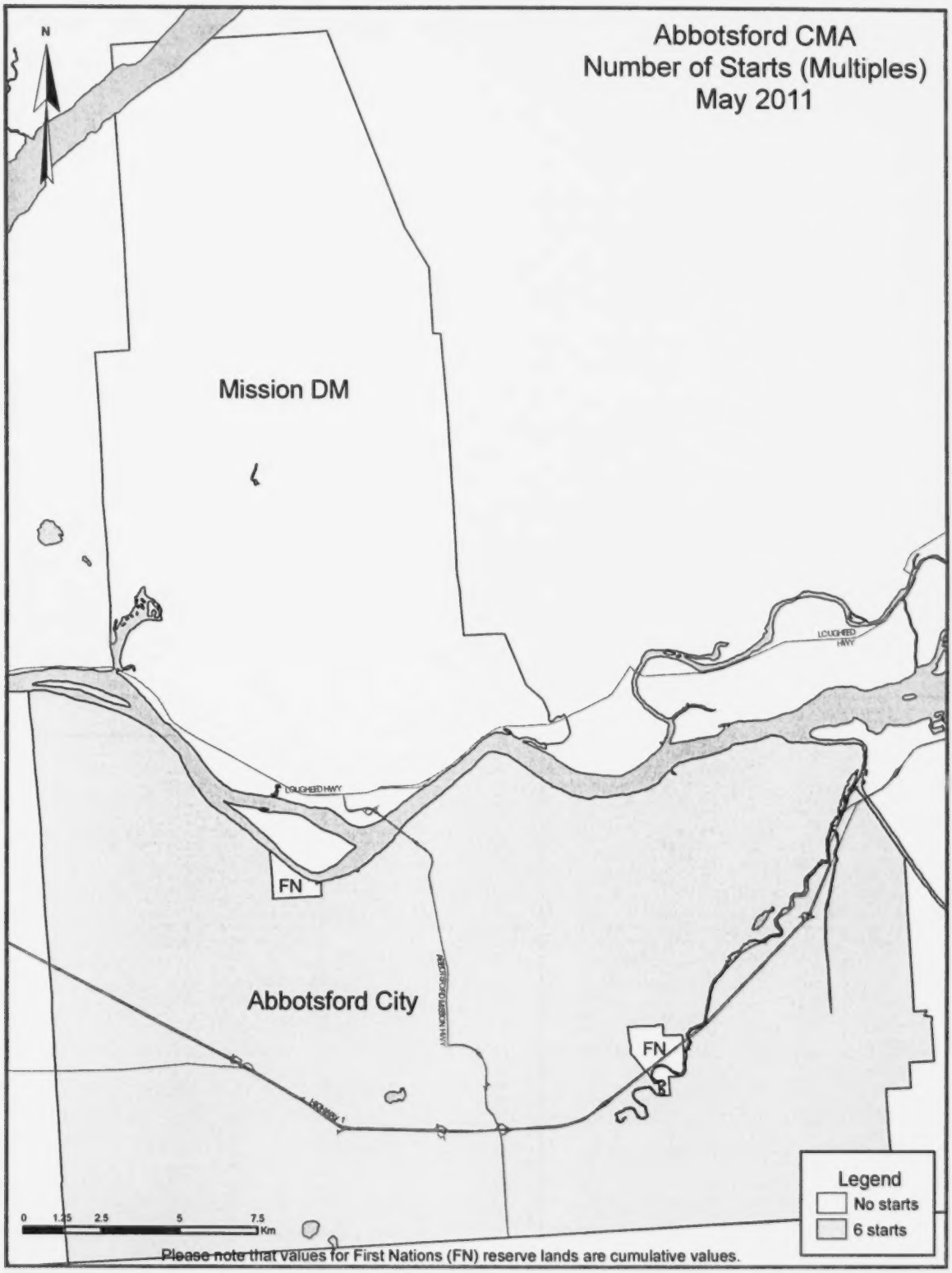

Vancouver CMA
Number of Starts (Singles)
May 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
(FN)
North Vancouver City
(FN)
(FN)
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
(FN)
Vancouver
Burnaby
(FN)
New Westminster
(FN)
(FN)
(FN)
(FN)
(FN)
Richmond
Delta
(FN)
(FN)
Surrey
Langley City
Langley District
(FN)
White Rock
Legend
No starts
1 - 34 starts
35 - 67 starts
68 - 100 starts
101 - 133 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12
Km

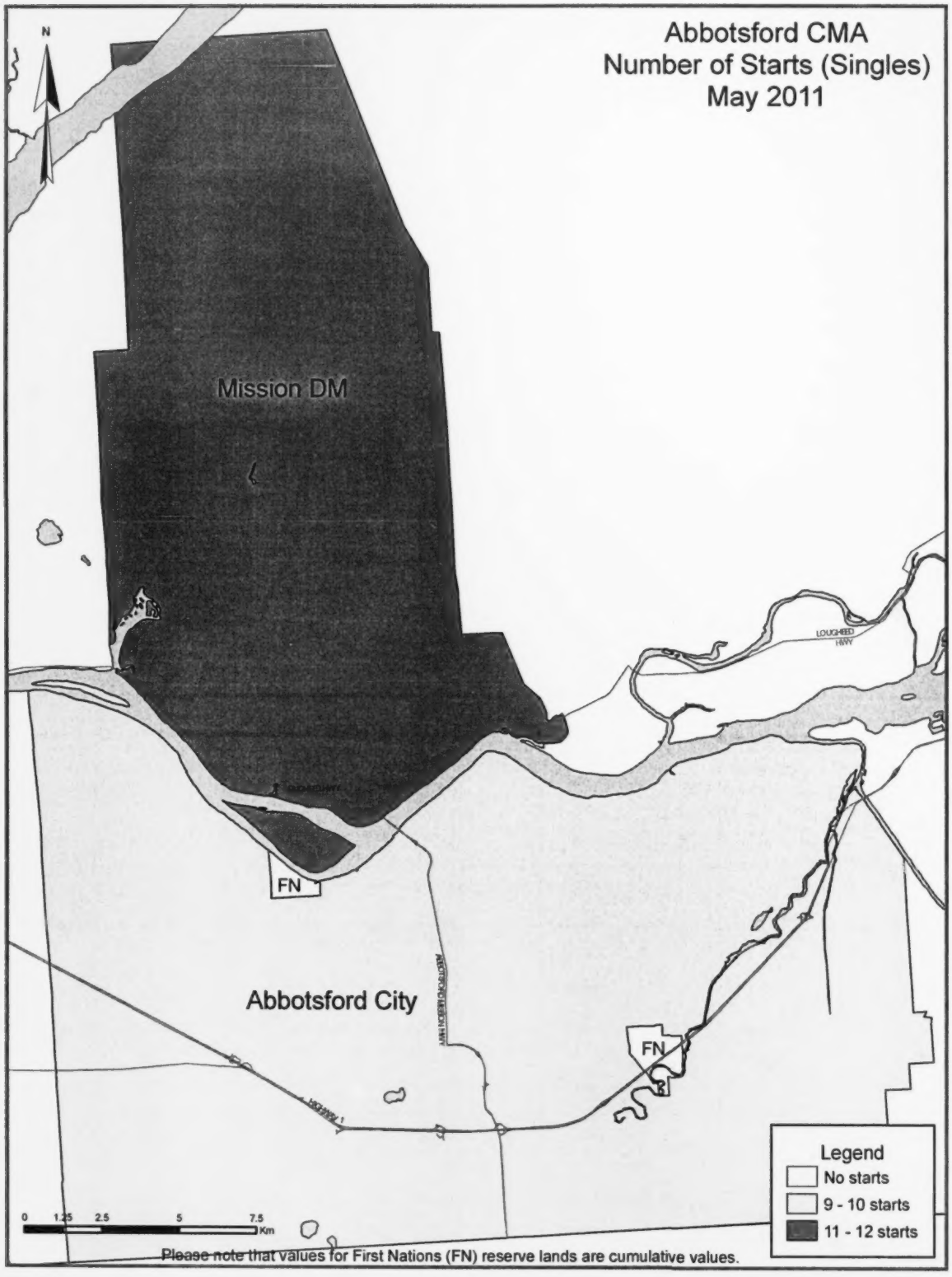

Vancouver CMA
Total Number of Starts
May 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(FN)
Legend
No starts
1 - 110 starts
111 - 220 starts
221 - 329 starts
330 - 439 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12
Km

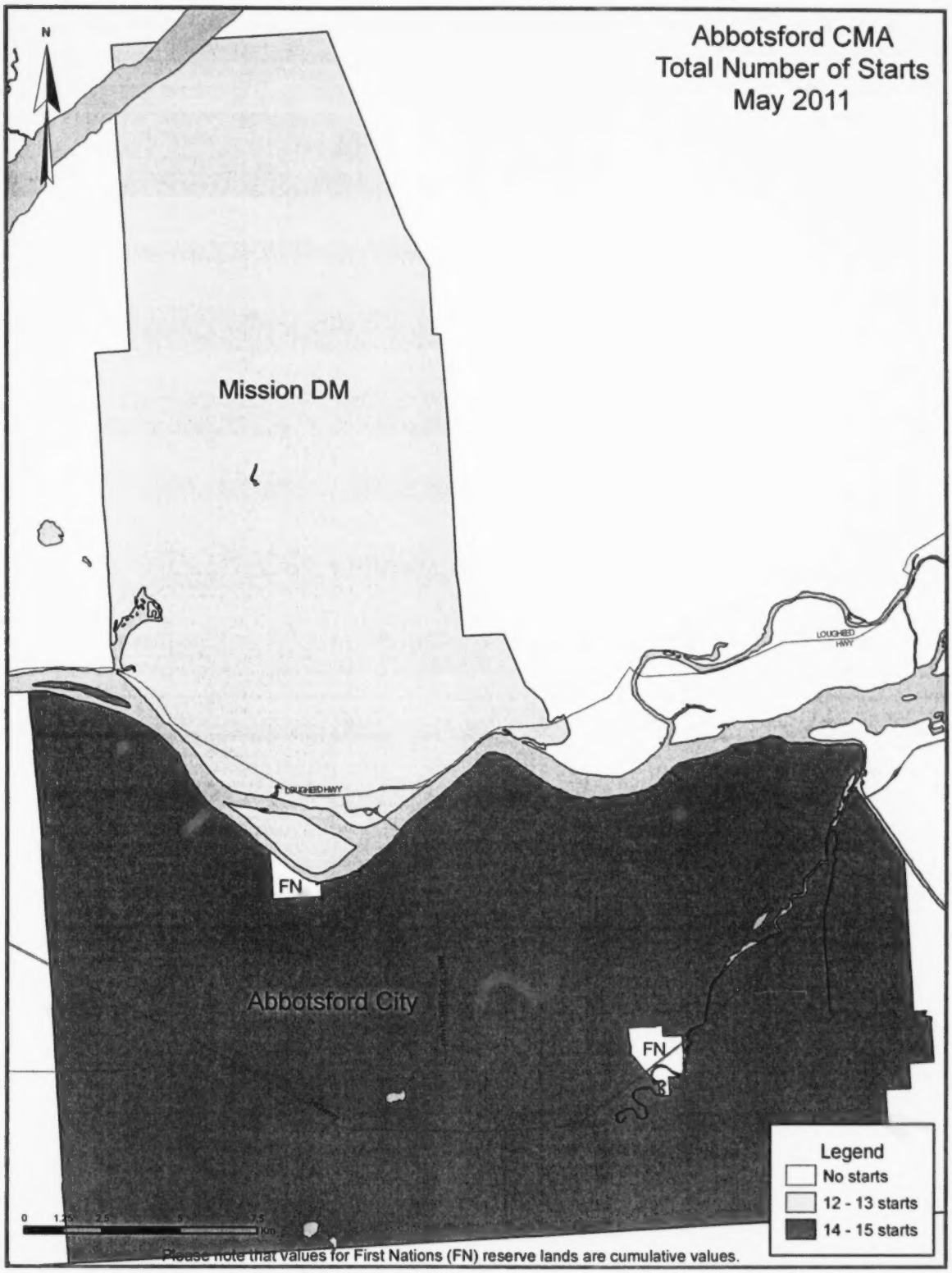

Vancouver CMA
Number of Starts (Multiples)
January - May 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(FN)
Legend
No starts
5 - 326 starts
327 - 648 starts
649 - 970 starts
971 - 1,292 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12
Km

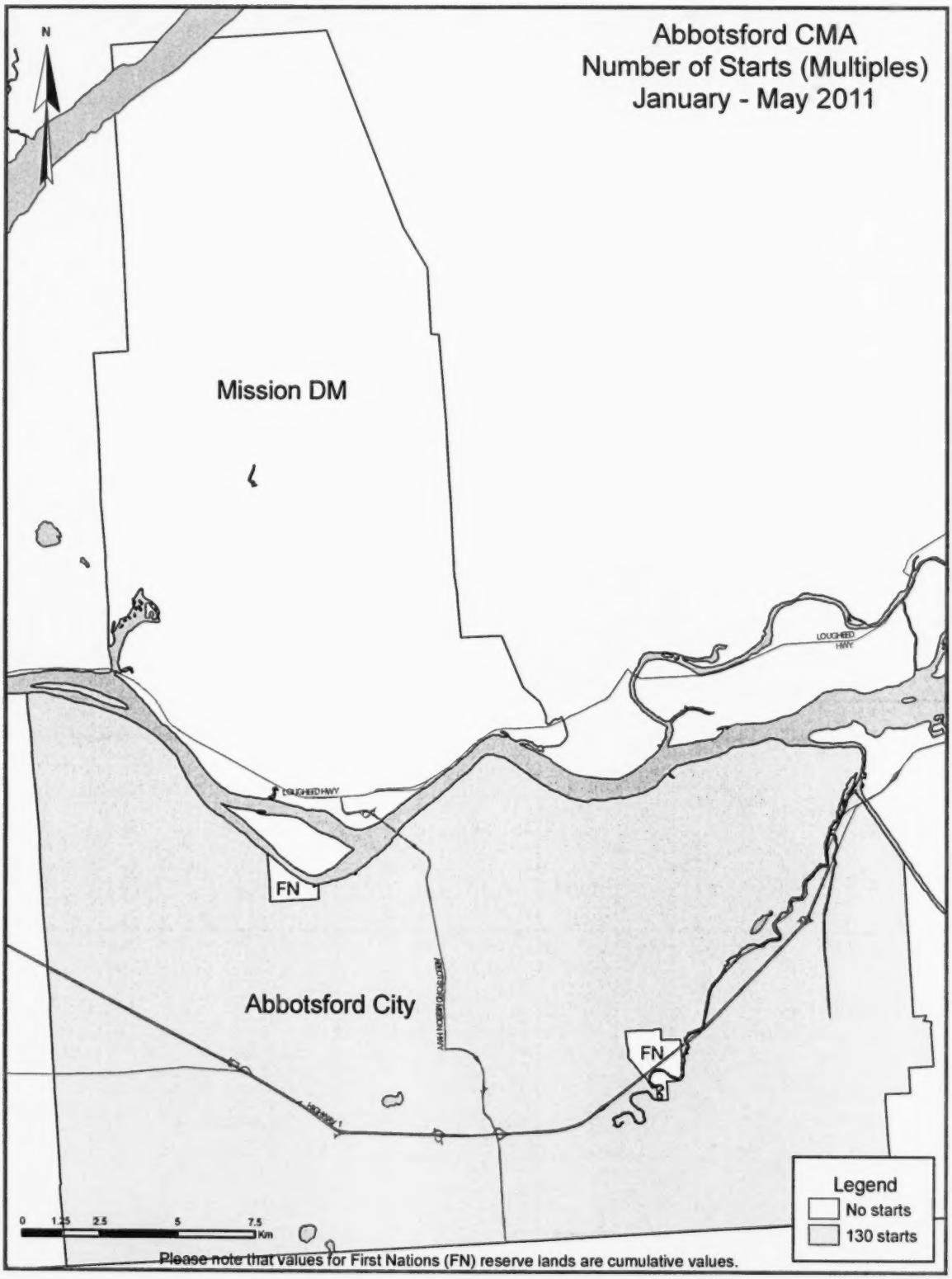
Vancouver CMA
Number of Starts (Singles)
January - May 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westmr
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(FN)
Legend
No starts
2 - 103 starts
104 - 205 starts
206 - 307 starts
308 - 409 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12 Km

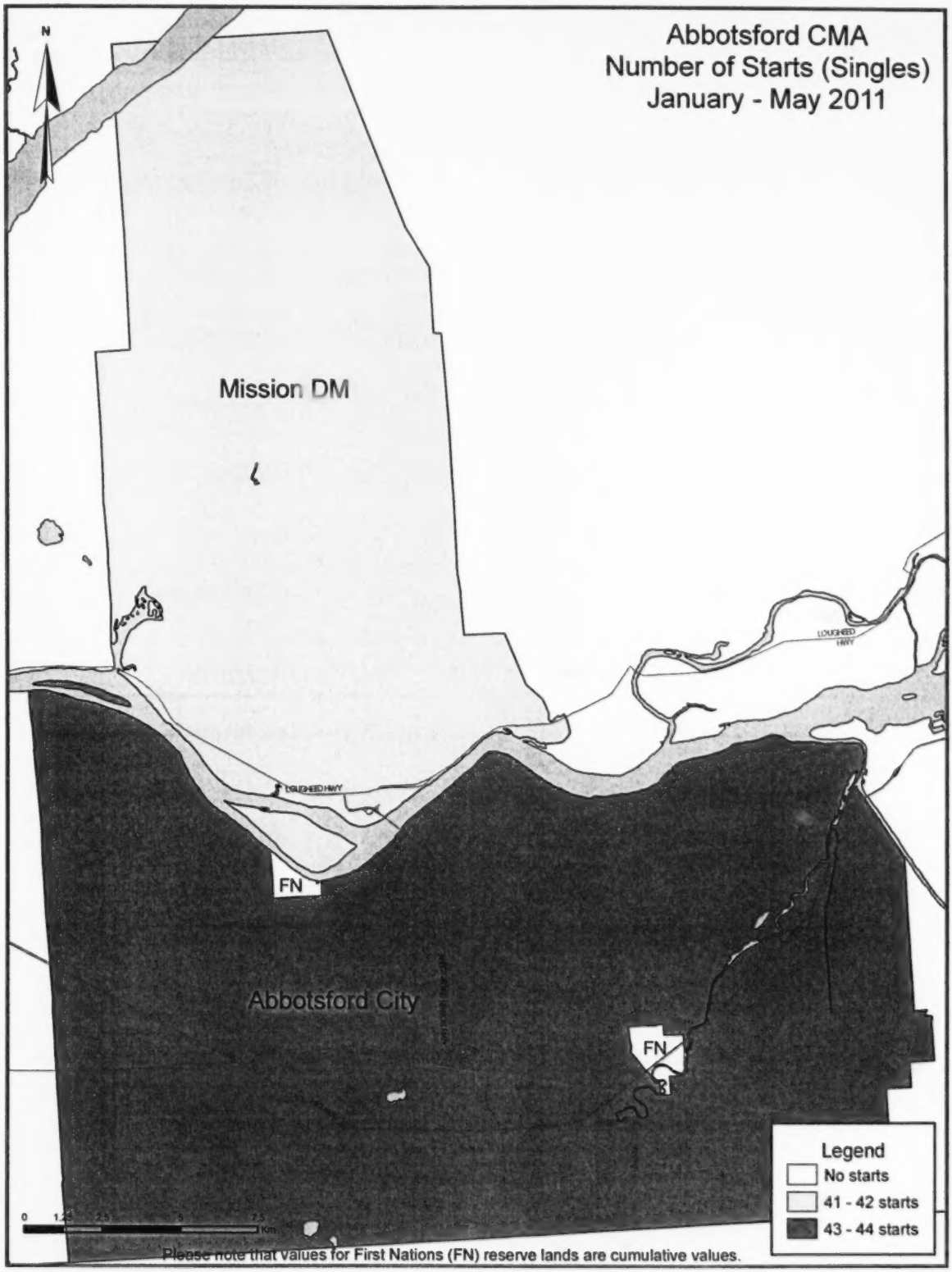

Vancouver CMA
Total Number of Starts
January - May 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
North Vancouver City
Belcarra
Anmore
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
Burnaby
U.E.L.
New Westm
Delta
Langley City
Langley District
White Rock
(FN)
Legend
No starts
2 - 388 starts
389 - 774 starts
775 - 1,160 starts
1,161 - 1,547 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12
Km

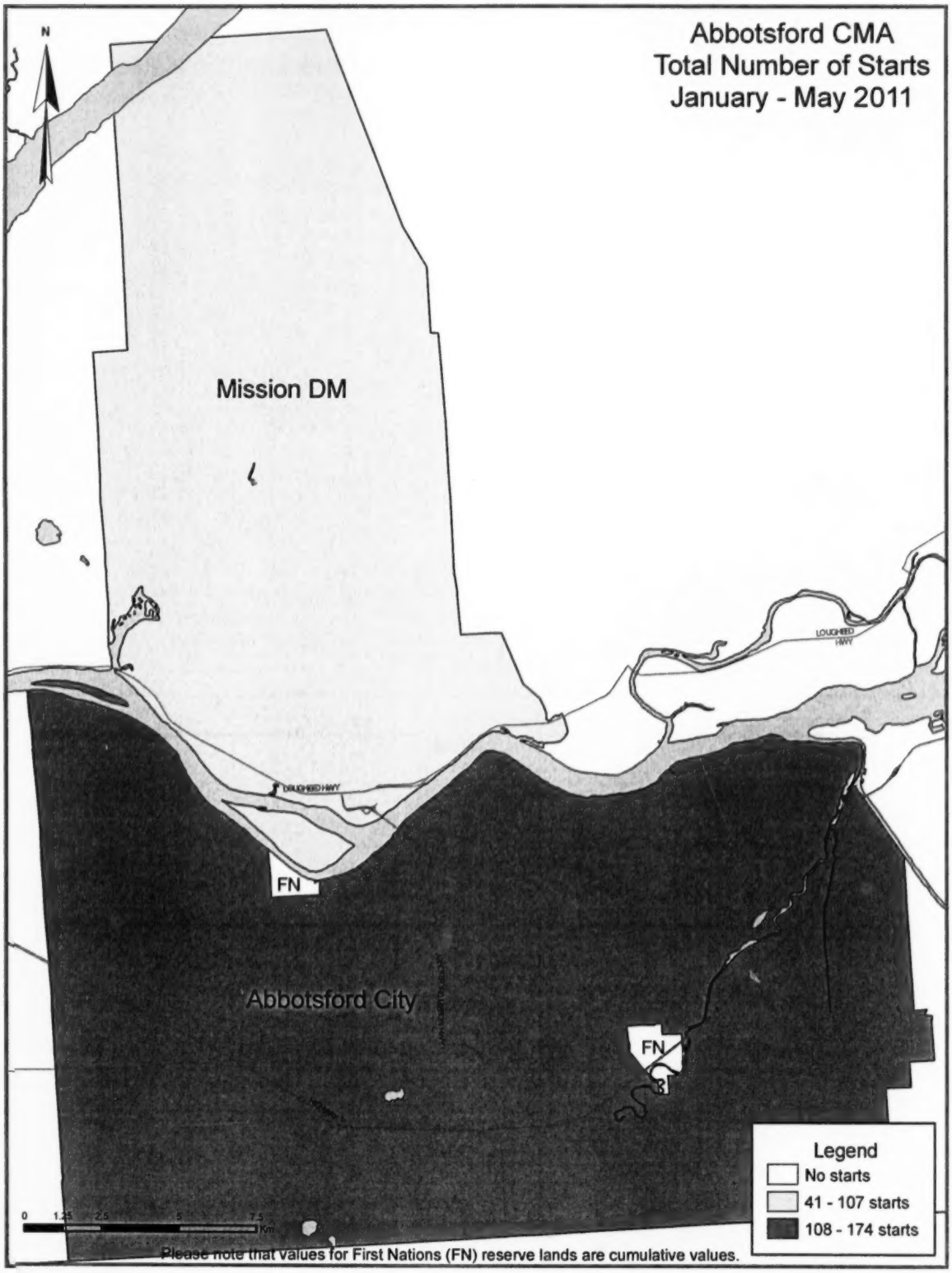

Abbotsford CMA
Number of Starts (Multiples)
May 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
FN
Abbotsford City
FN
Legend
No starts
6 starts
0 1.25 2.5 5 7.5 Km
Please note that values for First Nations (FN) reserve lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
May 2011
N
Mission DM
FN
Abbotsford City
FN
LOUGHEED HWY
ABBOTSFORD-LANGLEY HWY
TRANS-CAN HWY
0 1.25 2.5 5 7.5 Km
Legend
No starts
9 - 10 starts
11 - 12 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.


Abbotsford CMA
Total Number of Starts
May 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
FN
Abbotsford City
FN
Legend
No starts
12 - 13 starts
14 - 15 starts
0 1.25 2.5 5 7.5
Km
Please note that values for First Nations (FN) reserve lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - May 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
FN
Abbotsford City
FN
0 1.25 2.5 5 7.5
Km
Legend
No starts
130 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - May 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
FN
Abbotsford City
FN
3
Legend
No starts
41 - 42 starts
43 - 44 starts
0
1.25
2.5
5
7.5
Km
Please note that values for First Nations (FN) reserve lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - May 2011
N
Mission DM
LOUGHEED HWY
FN
Abbotsford City
FN
Legend
No starts
41 - 107 starts
108 - 174 starts
0 1.25 2.5 5 7.5
Km
Please note that values for First Nations (FN) reserve lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

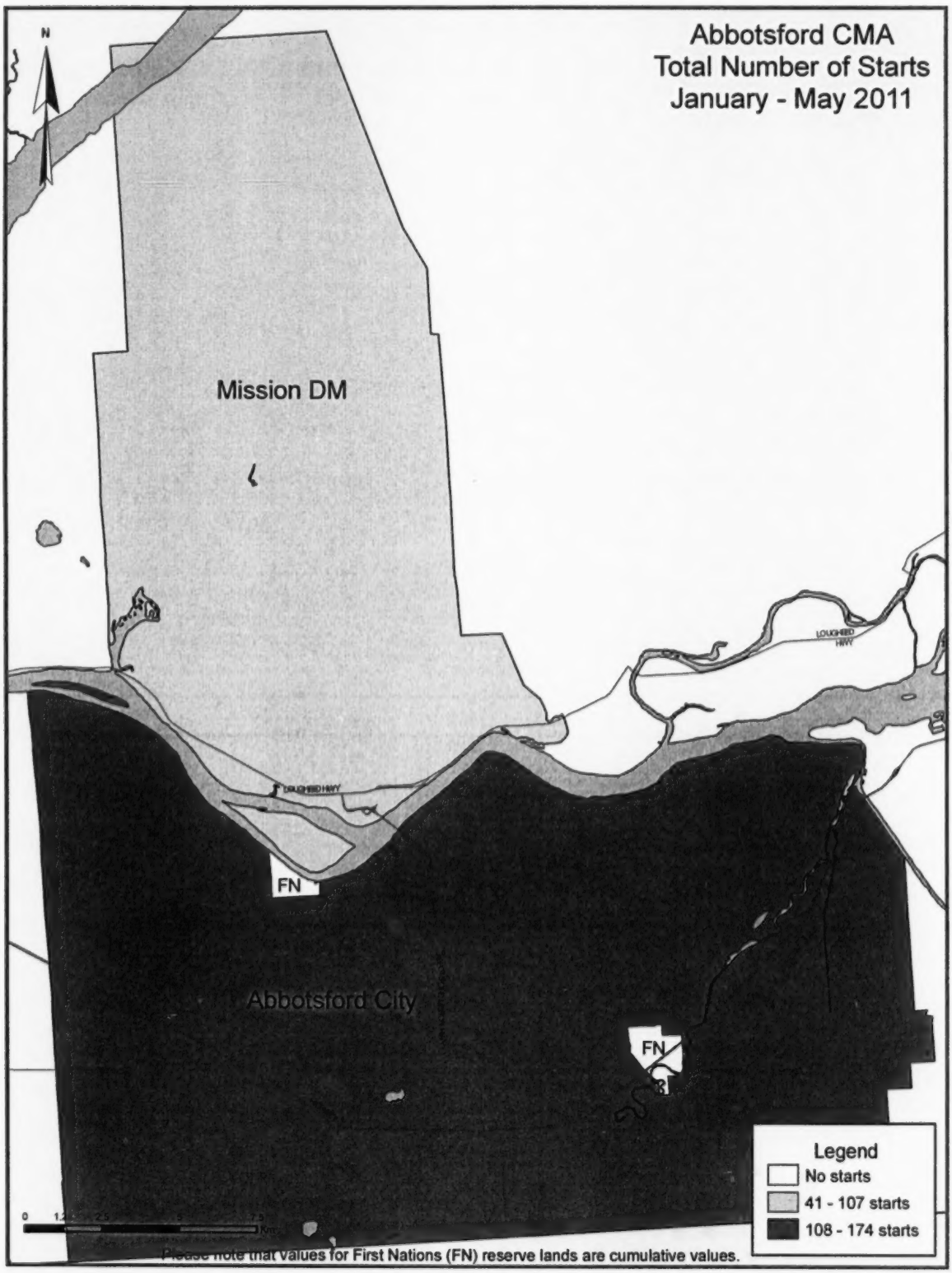
1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation


Abbotsford CMA
Total Number of Starts
January - May 2011
N
Mission DM
LOUGHEED HWY
FN
Abbotsford City
FN
Legend
No starts
41 - 107 starts
108 - 174 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

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3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2011	298	26	194	6	347	769	27	324	1,991
May 2010	406	14	104	3	201	348	15	82	1,173
% Change	-26.6	85.7	86.5	100.0	72.6	121.0	80.0	**	69.7
Year-to-date 2011	1,176	122	602	13	1,335	2,896	106	878	7,128
Year-to-date 2010	1,859	106	564	20	877	1,693	50	462	5,631
% Change	-36.7	15.1	6.7	-35.0	52.2	71.1	112.0	90.0	26.6
UNDER CONSTRUCTION									
May 2011	2,937	244	1,352	18	2,317	9,461	209	1,354	17,892
May 2010	3,277	216	996	36	1,882	6,708	57	840	14,012
% Change	-10.4	13.0	35.7	-50.0	23.1	41.0	**	61.2	27.7
COMPLETIONS									
May 2011	297	14	74	8	221	1,036	14	137	1,801
May 2010	280	20	48	3	234	1,227	1	40	1,853
% Change	6.1	-30.0	54.2	166.7	-5.6	-15.6	**	**	-2.8
Year-to-date 2011	1,359	70	320	32	884	1,952	69	437	5,123
Year-to-date 2010	1,290	80	283	11	950	5,136	3	279	8,032
% Change	5.3	-12.5	13.1	190.9	-6.9	-62.0	**	56.6	-36.2
COMPLETED & NOT ABSORBED									
May 2011	671	75	166	2	425	1,665	6	190	3,200
May 2010	461	55	86	2	213	1,629	0	19	2,465
% Change	45.6	36.4	93.0	0.0	99.5	2.2	n/a	**	29.8
ABSORBED									
May 2011	349	11	68	13	201	838	14	63	1,557
May 2010	259	10	42	4	231	1 125	1	39	1,711
% Change	34.7	10.0	61.9	**	-13.0	-25.5	**	61.5	-9.0
Year-to-date 2011	1,438	89	292	36	868	2,330	64	194	5,311
Year-to-date 2010	1,387	90	280	12	1,005	4,218	3	104	7,099
% Change	3.7	-1.1	4.3	200.0	-13.6	-44.8	**	86.5	-25.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
May 2011	19	18	0	0	50	0	0	64	151
May 2010	21	4	0	0	0	0	0	70	95
Delta									
May 2011	16	2	10	0	7	0	0	0	35
May 2010	16	0	0	0	52	0	0	0	68
Langley									
May 2011	28	0	62	4	31	68	2	0	195
May 2010	19	0	10	0	24	69	0	0	122
Maple Ridge / Pitt Meadows									
May 2011	28	0	0	0	0	0	0	46	74
May 2010	33	0	0	0	0	0	0	0	33
New Westminster									
May 2011	2	0	0	0	0	101	0	0	103
May 2010	3	0	0	2	0	0	0	0	5
North Vancouver									
May 2011	3	0	8	1	13	16	0	0	41
May 2010	13	4	4	0	5	0	0	0	26
Richmond									
May 2011	18	0	16	1	74	195	0	0	304
May 2010	43	0	36	1	55	0	0	0	135
Surrey									
May 2011	128	0	28	0	104	0	5	36	301
May 2010	180	2	2	0	58	0	0	12	254
Tri-Cities									
May 2011	3	2	12	0	11	255	0	0	283
May 2010	7	0	12	0	0	0	0	0	19
University Endowment Lands									
May 2011	0	0	0	0	0	0	0	47	47
May 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2011	45	4	48	0	57	134	20	131	439
May 2010	63	4	34	0	7	279	15	0	402
West Vancouver									
May 2011	6	0	0	0	0	0	0	0	6
May 2010	7	0	0	0	0	0	0	0	7
White Rock									
May 2011	1	0	10	0	0	0	0	0	11
May 2010	0	0	6	0	0	0	0	0	6
Indian Reserves									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2011	298	26	194	6	347	769	27	324	1,991
May 2010	406	14	104	3	201	348	15	82	1,173

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
May 2011	236	102	0	0	171	1,136	0	64	1,709
May 2010	152	62	0	0	77	1,187	5	70	1,553
Delta									
May 2011	84	8	18	0	7	111	2	2	232
May 2010	101	2	0	0	88	106	1	7	305
Langley									
May 2011	173	2	222	4	201	289	4	0	895
May 2010	154	4	124	0	177	131	1	0	591
Maple Ridge / Pitt Meadows									
May 2011	168	2	0	0	130	0	2	117	419
May 2010	208	0	0	0	133	165	1	2	509
New Westminster									
May 2011	54	0	0	0	38	204	0	97	393
May 2010	38	2	0	23	10	391	0	0	464
North Vancouver									
May 2011	78	4	74	3	38	488	1	198	884
May 2010	73	18	16	1	105	295	0	0	508
Richmond									
May 2011	335	10	306	3	363	943	8	231	2,199
May 2010	206	6	232	8	194	524	0	2	1,172
Surrey									
May 2011	841	8	46	6	769	1,487	14	56	3,227
May 2010	1,347	10	44	3	853	455	0	153	2,865
Tri-Cities									
May 2011	92	26	148	0	289	1,293	0	1	1,849
May 2010	182	14	165	0	112	181	0	50	704
University Endowment Lands									
May 2011	3	0	0	0	7	168	0	47	225
May 2010	7	0	0	0	2	108	0	134	251
Vancouver City									
May 2011	651	70	484	2	295	3,333	178	541	5,554
May 2010	607	86	361	1	131	3,135	49	420	4,790
West Vancouver									
May 2011	152	12	0	0	0	0	0	0	164
May 2010	126	12	0	0	0	0	0	0	138
White Rock									
May 2011	12	0	48	0	9	9	0	0	78
May 2010	16	0	52	0	0	30	0	0	98
Indian Reserves									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2011	2,937	244	1,352	18	2,317	9,461	209	1,354	17,892
May 2010	3,277	216	996	36	1,882	6,708	57	840	14,012

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
May 2011	4	2	0	0	0	180	0	0	186
May 2010	12	8	0	0	0	0	0	0	20
Delta									
May 2011	25	0	0	0	31	0	1	0	57
May 2010	10	0	0	0	27	0	0	0	37
Langley									
May 2011	16	0	14	0	60	105	1	0	196
May 2010	19	0	22	0	19	0	0	0	60
Maple Ridge / Pitt Meadows									
May 2011	21	0	0	0	0	0	0	0	21
May 2010	18	0	0	0	0	0	0	0	18
New Westminster									
May 2011	11	0	0	8	0	27	0	32	78
May 2010	12	0	0	0	0	158	0	0	170
North Vancouver									
May 2011	8	0	2	0	0	81	0	0	91
May 2010	5	6	0	2	47	102	0	0	162
Richmond									
May 2011	20	0	14	0	58	0	0	0	92
May 2010	29	0	14	0	0	126	0	4	173
Surrey									
May 2011	123	0	0	0	67	0	0	8	198
May 2010	159	2	8	1	137	581	0	36	924
Tri-Cities									
May 2011	2	4	16	0	0	4	0	0	26
May 2010	2	0	0	0	0	0	0	0	2
University Endowment Lands									
May 2011	1	0	0	0	0	0	0	0	1
May 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2011	47	8	28	0	5	639	12	97	836
May 2010	3	4	0	0	4	252	1	0	264
West Vancouver									
May 2011	13	0	0	0	0	0	0	0	13
May 2010	11	0	0	0	0	8	0	0	19
White Rock									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	4	0	0	0	0	0	4
Indian Reserves									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2011	297	14	74	8	221	1,036	14	137	1,801
May 2010	280	20	48	3	234	1,227	1	40	1,853

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
May 2011	74	30	0	0	34	93	0	0	231
May 2010	40	13	0	0	3	29	0	0	85
Delta									
May 2011	16	0	0	0	9	0	0	0	25
May 2010	10	1	0	0	3	0	0	0	14
Langley									
May 2011	27	0	48	0	66	125	0	0	266
May 2010	18	2	28	2	18	52	0	0	120
Maple Ridge / Pitt Meadows									
May 2011	84	0	0	2	12	84	0	0	182
May 2010	41	0	0	0	9	30	0	0	80
New Westminster									
May 2011	12	2	0	0	0	96	0	0	110
May 2010	12	0	0	0	0	125	0	0	137
North Vancouver									
May 2011	11	4	4	0	22	144	0	0	185
May 2010	20	3	3	0	20	66	0	0	112
Richmond									
May 2011	25	3	38	0	35	12	0	1	114
May 2010	24	1	14	0	15	19	0	4	77
Surrey									
May 2011	253	0	2	0	168	479	0	33	935
May 2010	157	1	6	0	97	389	0	15	665
Tri-Cities									
May 2011	18	9	40	0	10	39	0	22	138
May 2010	8	5	15	0	26	119	0	0	173
University Endowment Lands									
May 2011	0	0	0	0	2	32	0	131	165
May 2010	0	0	0	0	5	17	0	0	22
Vancouver City									
May 2011	134	27	28	0	61	537	6	1	794
May 2010	88	29	10	0	13	742	0	0	882
West Vancouver									
May 2011	5	0	0	0	0	4	0	0	9
May 2010	33	0	0	0	2	21	0	0	56
White Rock									
May 2011	1	0	6	0	0	20	0	0	27
May 2010	3	0	10	0	2	20	0	0	35
Indian Reserves									
May 2011	0	0	0	0	6	0	0	0	6
May 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2011	671	75	166	2	425	1,665	6	190	3,200
May 2010	461	55	86	2	213	1,629	0	19	2,465

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
May 2011	14	1	0	0	0	184	0	0	199
May 2010	9	3	0	0	0	20	0	0	32
Delta									
May 2011	30	0	0	0	34	0	1	0	65
May 2010	11	1	0	0	28	1	0	1	42
Langley									
May 2011	12	0	14	0	47	26	1	0	100
May 2010	17	0	10	0	22	0	0	0	49
Maple Ridge / Pitt Meadows									
May 2011	15	0	0	4	5	1	0	0	25
May 2010	9	0	0	1	5	2	0	0	17
New Westminster									
May 2011	8	0	0	9	0	30	0	32	79
May 2010	10	0	0	0	0	47	0	0	57
North Vancouver									
May 2011	9	0	8	0	1	8	0	0	26
May 2010	3	3	0	2	31	65	0	0	104
Richmond									
May 2011	23	0	14	0	37	17	0	0	91
May 2010	31	0	18	0	5	114	0	2	170
Surrey									
May 2011	155	0	2	0	59	37	0	16	269
May 2010	149	1	8	1	127	604	0	36	926
Tri-Cities									
May 2011	3	4	10	0	8	3	0	0	28
May 2010	2	0	2	0	0	5	0	0	9
University Endowment Lands									
May 2011	1	0	0	0	0	5	0	9	15
May 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2011	54	6	14	0	10	527	12	6	629
May 2010	8	2	0	0	12	256	1	0	279
West Vancouver									
May 2011	18	0	0	0	0	0	0	0	18
May 2010	10	0	0	0	1	8	0	0	19
White Rock									
May 2011	1	0	6	0	0	0	0	0	7
May 2010	0	0	4	0	0	3	0	0	7
Indian Reserves									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2011	349	11	68	13	201	838	14	63	1,557
May 2010	259	10	42	4	231	1,125	1	39	1,711

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	7	2	0	0	0	0	0	8	7	14.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	5	6	0	6	0	0	0	15	5	200.0
Burnaby - Central Park	4	4	2	0	0	0	0	0	6	4	50.0
Burnaby - Remainder	6	5	8	4	44	0	64	70	122	79	54.4
Burnaby Total	19	21	18	4	50	0	64	70	151	95	58.9
Coquitlam	3	4	2	0	11	0	263	6	279	10	**
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	16	16	2	0	7	52	10	0	35	68	-48.5
Delta	16	16	2	0	7	52	10	0	35	68	-48.5
Langley City	0	0	0	0	0	0	68	69	68	69	-1.4
Langley District	34	19	2	0	29	24	62	10	127	53	139.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	27	31	0	0	0	0	46	0	73	31	135.5
New Westminster	2	5	0	0	0	0	101	0	103	5	**
North Vancouver City	1	1	2	4	0	5	4	4	7	14	-50.0
North Vancouver DM	3	12	0	0	11	0	20	0	34	12	183.3
Pitt Meadows	1	2	0	0	0	0	0	0	1	2	-50.0
Port Coquitlam	0	2	0	0	0	0	4	6	4	8	-50.0
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	19	44	22	6	52	49	211	36	304	135	125.2
Surrey - South	24	53	20	2	21	28	8	3	73	86	-15.1
Surrey - Cloverdale	19	56	0	0	21	15	4	9	44	80	-45.0
Surrey - North	81	64	0	2	30	11	50	2	161	79	103.8
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	9	7	0	2	12	0	2	0	23	9	155.6
Surrey Total	133	180	20	6	84	54	64	14	301	254	18.5
University Endowment Lands	0	0	0	0	0	0	47	0	47	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	106	0	106	0	n/a
Vancouver - Kitsilano	2	1	0	0	0	7	134	0	136	8	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	2	0	0	0	0	0	49	1	51	-98.0
Vancouver - Kerrisdale	6	1	0	0	0	0	4	0	10	1	**
Vancouver - Marpole	8	3	2	0	0	0	6	0	16	3	**
Vancouver - Eastside	19	46	0	4	0	0	43	28	62	78	-20.5
Vancouver - Mt. Pleasant	0	0	2	0	3	0	0	230	5	230	-97.8
Vancouver - Strath/Grand	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Westside	28	25	2	0	52	0	20	6	102	31	**
Vancouver Total	65	78	6	4	55	7	313	313	439	402	9.2
West Vancouver	6	7	0	0	0	0	0	0	6	7	-14.3
White Rock	1	0	0	0	0	0	10	6	11	6	83.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	331	424	74	24	299	191	1,287	534	1,991	1,173	69.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	2	9	0	0	0	0	0	0	2	9	-77.8
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	4	0	0	0	0	6	4	10	8	25.0
Burnaby - Mountain	1	0	0	0	0	0	75	0	76	0	n/a
Burnaby - North	35	25	10	2	0	4	13	0	58	31	87.1
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	11	22	24	6	18	0	0	37	53	65	-18.5
Burnaby - Central Park	6	15	10	10	0	26	0	0	16	51	-68.6
Burnaby - Remainder	53	40	24	30	84	5	198	223	359	298	20.5
Burnaby Total	107	102	68	48	102	35	286	260	563	445	26.5
Coquitlam	55	89	14	6	154	28	549	193	772	316	144.3
Delta - Tsawwassen	5	9	0	0	0	0	0	55	5	64	-92.2
Delta - Ladner	6	23	2	6	0	0	2	3	10	32	-68.8
Delta - North	39	40	4	0	7	75	14	0	64	115	-44.3
Delta	50	72	6	6	7	75	16	58	79	211	-62.6
Langley City	3	0	0	0	0	0	119	69	122	69	76.8
Langley District	93	87	2	0	114	120	168	82	377	289	30.4
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	123	152	2	0	28	31	46	21	199	204	-2.5
New Westminster	25	50	2	2	19	10	131	97	177	159	11.3
North Vancouver City	9	1	8	12	4	8	159	8	180	29	**
North Vancouver DM	13	25	0	2	11	20	242	129	266	176	51.1
Pitt Meadows	2	7	0	0	0	0	71	0	73	7	**
Port Coquitlam	4	2	0	2	0	7	14	14	18	25	-28.0
Port Moody	2	7	0	0	5	13	0	0	7	20	-65.0
Richmond	95	103	54	30	239	91	778	235	1,166	459	154.0
Surrey - South	101	216	26	4	113	98	52	11	292	329	-11.2
Surrey - Cloverdale	62	304	14	0	92	96	51	90	219	490	-55.3
Surrey - North	210	358	2	8	177	166	165	94	554	626	-11.5
Surrey - Guildford	1	5	0	0	0	0	0	0	1	5	-80.0
Surrey - Whalley	35	38	0	2	23	0	261	0	319	40	**
Surrey Total	409	921	42	14	405	360	529	195	1,385	1,490	-7.0
University Endowment Lands	0	1	0	0	0	0	119	62	119	63	88.9
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	558	430	558	430	29.8
Vancouver - Kitsilano	4	3	2	4	6	15	196	0	208	22	**
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	7	5	0	0	0	0	0	51	7	56	-87.5
Vancouver - Kerrisdale	11	18	0	0	0	0	12	6	23	24	-4.2
Vancouver - Marpole	20	19	2	2	0	0	12	4	34	25	36.0
Vancouver - Eastside	97	124	10	18	47	18	134	346	288	506	-43.1
Vancouver - Mt. Pleasant	2	0	12	4	27	0	145	230	186	234	-20.5
Vancouver - Strath/Grand	1	0	0	0	0	0	0	128	1	128	-99.2
Vancouver - Westside	112	92	2	2	67	0	48	48	229	142	61.3
Vancouver Total	255	261	28	30	147	33	1,117	1,243	1,547	1,567	-1.3
West Vancouver	39	34	0	0	0	0	0	0	39	34	14.7
White Rock	5	1	0	0	0	0	22	49	27	50	-46.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,295	1,929	226	152	1,235	831	4,372	2,719	7,128	5,631	26.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	44	0	0	0	0	0	64	70
Burnaby Total	50	0	0	0	0	0	64	70
Coquitlam	11	0	0	0	263	6	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	7	52	0	0	10	0	0	0
Delta	7	52	0	0	10	0	0	0
Langley City	0	0	0	0	68	69	0	0
Langley District	29	24	0	0	62	10	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	46	0
New Westminster	0	0	0	0	101	0	0	0
North Vancouver City	0	5	0	0	4	4	0	0
North Vancouver DM	11	0	0	0	20	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	4	6	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	52	49	0	0	211	36	0	0
Surrey - South	21	28	0	0	8	0	0	3
Surrey - Cloverdale	21	15	0	0	4	0	0	9
Surrey - North	30	11	0	0	14	2	36	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	12	0	0	0	2	0	0	0
Surrey Total	84	54	0	0	28	2	36	12
University Endowment Lands	0	0	0	0	0	0	47	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	106	0
Vancouver - Kitsilano	0	7	0	0	134	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	49	0	0
Vancouver - Kerrisdale	0	0	0	0	4	0	0	0
Vancouver - Marpole	0	0	0	0	6	0	0	0
Vancouver - Eastside	0	0	0	0	18	28	25	0
Vancouver - Mt. Pleasant	3	0	0	0	0	230	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	52	0	0	0	20	6	0	0
Vancouver Total	55	7	0	0	182	313	131	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	10	6	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	299	191	0	0	963	452	324	82

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	6	2	0	2
Burnaby - Mountain	0	0	0	0	75	0	0	0
Burnaby - North	0	4	0	0	13	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	18	0	0	0	0	37	0	0
Burnaby - Central Park	0	26	0	0	0	0	0	0
Burnaby - Remainder	84	5	0	0	134	153	64	70
Burnaby Total	102	35	0	0	222	190	64	70
Coquitlam	154	28	0	0	547	143	2	50
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	2	0	0	3
Delta - North	7	75	0	0	14	0	0	0
Delta	7	75	0	0	16	55	0	3
Langley City	0	0	0	0	119	69	0	0
Langley District	114	120	0	0	168	82	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	31	0	0	0	21	46	0
New Westminster	19	10	0	0	131	97	0	0
North Vancouver City	4	8	0	0	159	8	0	0
North Vancouver DM	11	20	0	0	96	129	146	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	0	7	0	0	14	14	0	0
Port Moody	5	13	0	0	0	0	0	0
Richmond	239	91	0	0	634	235	144	0
Surrey - South	113	98	0	0	52	0	0	11
Surrey - Cloverdale	92	96	0	0	51	20	0	70
Surrey - North	177	166	0	0	129	70	36	24
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	23	0	0	0	261	0	0	0
Surrey Total	405	360	0	0	493	90	36	105
University Endowment Lands	0	0	0	0	0	62	119	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	410	226	148	204
Vancouver - Kitsilano	6	15	0	0	134	0	62	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	51	0	0
Vancouver - Kerrisdale	0	0	0	0	12	6	0	0
Vancouver - Marpole	0	0	0	0	12	4	0	0
Vancouver - Eastside	47	18	0	0	94	318	40	28
Vancouver - Mt. Pleasant	27	0	0	0	145	230	0	0
Vancouver - Strath/Grand	0	0	0	0	0	128	0	0
Vancouver - Westside	67	0	0	0	48	48	0	0
Vancouver Total	147	33	0	0	867	1,011	250	232
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	22	49	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,235	831	0	0	3,494	2,257	878	462

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Table 2.4: Starts by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	1	0	0	0	0	1	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	7	0	0	0	0	8	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	9	5	6	0	0	0	15	5
Burnaby - Central Park	6	4	0	0	0	0	6	4
Burnaby - Remainder	14	9	44	0	64	70	122	79
Burnaby Total	37	25	50	0	64	70	151	95
Coquitlam	13	10	266	0	0	0	279	10
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	28	16	7	52	0	0	35	68
Delta	28	16	7	52	0	0	35	68
Langley City	0	0	68	69	0	0	68	69
Langley District	90	29	35	24	2	0	127	53
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	27	31	0	0	46	0	73	31
New Westminster	2	3	101	2	0	0	103	5
North Vancouver City	4	9	3	5	0	0	7	14
North Vancouver DM	7	12	27	0	0	0	34	12
Pitt Meadows	1	2	0	0	0	0	1	2
Port Coquitlam	4	8	0	0	0	0	4	8
Port Moody	0	1	0	0	0	0	0	1
Richmond	34	79	270	56	0	0	304	135
Surrey - South	32	53	41	30	0	3	73	86
Surrey - Cloverdale	21	56	21	15	2	9	44	80
Surrey - North	92	66	30	13	39	0	161	79
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	11	9	12	0	0	0	23	9
Surrey Total	156	184	104	58	41	12	301	254
University Endowment Lands	0	0	0	0	47	0	47	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	106	0	106	0
Vancouver - Kitsilano	2	1	134	7	0	0	136	8
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	49	0	2	1	51
Vancouver - Kerrisdale	9	0	0	0	1	1	10	1
Vancouver - Marpole	13	2	0	0	3	1	16	3
Vancouver - Eastside	28	72	0	0	34	6	62	78
Vancouver - Mt. Pleasant	2	0	3	230	0	0	5	230
Vancouver - Strath/Grand	1	0	0	0	0	0	1	0
Vancouver - Westside	41	26	54	0	7	5	102	31
Vancouver Total	97	101	191	286	151	15	439	402
West Vancouver	6	7	0	0	0	0	6	7
White Rock	11	6	0	0	0	0	11	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	518	524	1,122	552	251	97	1,991	1,173

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	2	9	0	0	0	0	2	9
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	10	6	0	0	0	2	10	8
Burnaby - Mountain	1	0	75	0	0	0	76	0
Burnaby - North	45	27	13	4	0	0	58	31
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	31	28	22	37	0	0	53	65
Burnaby - Central Park	16	25	0	26	0	0	16	51
Burnaby - Remainder	77	70	218	158	64	70	359	298
Burnaby Total	171	150	328	225	64	70	563	445
Coquitlam	131	163	639	103	2	50	772	316
Delta - Tsawwassen	5	9	0	55	0	0	5	64
Delta - Ladner	10	24	0	4	0	4	10	32
Delta - North	57	40	7	75	0	0	64	115
Delta	72	73	7	134	0	4	79	211
Langley City	3	0	119	69	0	0	122	69
Langley District	246	167	120	120	11	2	377	289
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	123	151	28	52	48	1	199	204
New Westminster	25	35	152	124	0	0	177	159
North Vancouver City	25	21	154	8	1	0	180	29
North Vancouver DM	29	25	91	151	146	0	266	176
Pitt Meadows	2	7	0	0	71	0	73	7
Port Coquitlam	8	18	10	7	0	0	18	25
Port Moody	2	7	5	13	0	0	7	20
Richmond	161	213	858	246	147	0	1,166	459
Surrey - South	113	216	179	102	0	11	292	329
Surrey - Cloverdale	64	324	150	96	5	70	219	490
Surrey - North	223	360	286	242	45	24	554	626
Surrey - Guildford	1	5	0	0	0	0	1	5
Surrey - Whalley	41	40	278	0	0	0	319	40
Surrey Total	442	945	893	440	50	105	1,385	1,490
University Endowment Lands	0	1	0	62	119	0	119	63
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	410	226	148	204	558	430
Vancouver - Kitsilano	6	7	140	15	62	0	208	22
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	7	3	0	49	0	4	7	56
Vancouver - Kerrisdale	20	22	0	0	3	2	23	24
Vancouver - Marpole	28	21	0	0	6	4	34	25
Vancouver - Eastside	160	184	48	275	80	47	288	506
Vancouver - Mt. Pleasant	14	4	172	230	0	0	186	234
Vancouver - Strath/Grand	1	128	0	0	0	0	1	128
Vancouver - Westside	133	105	70	20	26	17	229	142
Vancouver Total	382	474	840	815	325	278	1,547	1,567
West Vancouver	39	34	0	0	0	0	39	34
White Rock	27	29	0	21	0	0	27	50
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,900	2,529	4,244	2,590	984	512	7,128	5,631

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Anmore	3	0	0	0	0	0	0	0	3	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	2	5	0	2	0	0	0	0	2	7	-71.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	2	0	2	0	0	0	0	2	4	-50.0
Burnaby - Central Park	0	2	2	0	0	0	0	0	2	2	0.0
Burnaby - Remainder	0	2	0	4	0	0	180	0	180	6	**
Burnaby Total	4	12	2	8	0	0	180	0	186	20	**
Coquitlam	1	1	4	0	0	0	20	0	25	1	**
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	26	10	0	0	31	27	0	0	57	37	54.1
Delta	26	10	0	0	31	27	0	0	57	37	54.1
Langley City	0	0	0	0	0	0	105	0	105	0	n/a
Langley District	17	19	0	0	60	19	14	22	91	60	51.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	17	0	0	0	0	0	0	21	17	23.5
New Westminster	19	12	0	0	0	0	59	158	78	170	-54.1
North Vancouver City	3	2	0	6	0	0	83	79	86	87	-1.1
North Vancouver DM	5	5	0	32	0	15	0	23	5	75	-93.3
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	0	1	0	0	0	0	0	0	0	1	-100.0
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	20	29	0	0	58	0	14	144	92	173	-46.8
Surrey - South	37	33	0	12	10	73	0	2	47	120	-60.8
Surrey - Cloverdale	34	72	0	0	0	12	4	167	38	251	-84.9
Surrey - North	44	54	0	2	44	28	4	4	92	88	4.5
Surrey - Guildford	0	0	0	0	13	0	0	0	13	0	n/a
Surrey - Whalley	8	1	0	0	0	12	0	452	8	465	-98.3
Surrey Total	123	160	0	14	67	125	8	625	198	924	-78.6
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	256	0	256	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	479	0	479	0	n/a
Vancouver - Kitsilano	1	0	2	0	5	0	0	47	8	47	-83.0
Vancouver - False Creek	0	0	0	0	0	0	0	166	0	166	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	3	1	0	0	0	0	2	33	5	34	-85.3
Vancouver - Marpole	4	1	0	0	0	0	6	0	10	1	**
Vancouver - Eastside	21	1	4	0	0	0	11	0	36	1	**
Vancouver - Mt. Pleasant	0	0	2	4	0	0	0	6	2	10	-80.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	30	1	0	0	0	4	10	0	40	5	**
Vancouver Total	59	4	8	4	5	4	764	252	836	264	**
West Vancouver	13	11	0	0	0	0	0	8	13	19	-31.6
White Rock	0	0	0	0	0	0	0	4	0	4	-100.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	319	284	14	64	221	190	1,247	1,315	1,801	1,853	-2.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	6	4	0	0	0	0	0	0	6	4	50.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	14	9	0	0	0	0	4	2	18	11	63.6
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	26	18	2	6	8	15	0	91	36	130	-72.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	10	12	0	4	12	0	0	33	22	49	-55.1
Burnaby - Central Park	19	5	4	12	0	0	0	0	23	17	35.3
Burnaby - Remainder	31	31	6	18	19	0	394	0	450	49	**
Burnaby Total	86	67	12	40	39	15	394	124	531	246	115.9
Coquitlam	63	42	22	4	70	61	141	557	296	664	-55.4
Delta - Tsawwassen	3	4	0	0	0	0	0	0	3	4	-25.0
Delta - Ladner	11	16	0	0	0	0	0	1	11	17	-35.3
Delta - North	39	32	6	0	74	37	0	1	119	70	70.0
Delta	53	52	6	0	74	37	0	2	133	91	46.2
Langley City	3	0	0	0	0	0	105	0	108	0	n/a
Langley District	69	77	0	2	187	84	60	192	316	355	-11.0
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	78	113	4	18	12	6	0	0	94	137	-31.4
New Westminster	42	32	2	0	0	0	59	398	103	430	-76.0
North Vancouver City	7	7	2	12	6	20	95	370	110	409	-73.1
North Vancouver DM	23	23	0	32	4	15	2	47	29	117	-75.2
Pitt Meadows	9	4	0	0	0	0	0	0	9	4	125.0
Port Coquitlam	3	4	4	0	5	42	30	88	42	134	-68.7
Port Moody	8	2	0	0	0	0	0	0	8	2	**
Richmond	55	52	8	2	73	178	153	565	289	797	-63.7
Surrey - South	149	147	24	34	149	130	0	274	322	585	-45.0
Surrey - Cloverdale	178	254	0	0	44	82	34	272	256	608	-57.9
Surrey - North	262	250	24	12	150	81	158	81	594	424	40.1
Surrey - Guildford	4	1	0	0	13	0	0	64	17	65	-73.8
Surrey - Whalley	54	42	2	0	0	22	0	568	56	632	-91.1
Surrey Total	647	694	50	46	356	315	192	1,259	1,245	2,314	-46.2
University Endowment Lands	2	3	0	2	0	0	134	91	136	96	41.7
Vancouver - West End	0	0	0	0	0	0	256	319	256	319	-19.7
Vancouver - Downtown	0	0	0	0	0	4	842	309	842	313	169.0
Vancouver - Kitsilano	4	0	4	0	8	0	3	177	19	177	-89.3
Vancouver - False Creek	0	0	0	0	0	7	0	1,026	0	1,033	-100.0
Vancouver - Granville/Oak	2	0	0	0	0	0	2	21	4	21	-81.0
Vancouver - Kerrisdale	21	4	0	0	0	0	4	33	25	37	-32.4
Vancouver - Marpole	25	6	0	2	0	0	12	2	37	10	**
Vancouver - Eastside	59	48	6	2	3	6	169	42	237	98	141.8
Vancouver - Mt. Pleasant	2	1	8	10	0	30	0	6	10	47	-78.7
Vancouver - Strath/Grand	0	0	2	2	0	0	0	0	2	2	0.0
Vancouver - Westside	118	15	2	4	0	35	22	0	142	54	163.0
Vancouver Total	231	74	22	20	11	82	1,310	1,935	1,574	2,111	-25.4
West Vancouver	50	39	2	0	0	0	0	8	52	47	10.6
White Rock	7	4	0	0	0	0	16	57	23	61	-62.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,457	1,304	134	178	837	855	2,695	5,695	5,123	8,032	-36.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	180	0	0	0
Burnaby Total	0	0	0	0	180	0	0	0
Coquitlam	0	0	0	0	20	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	31	27	0	0	0	0	0	0
Delta	31	27	0	0	0	0	0	0
Langley City	0	0	0	0	105	0	0	0
Langley District	60	19	0	0	14	22	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	27	158	32	0
North Vancouver City	0	0	0	0	83	79	0	0
North Vancouver DM	0	15	0	0	0	23	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	58	0	0	0	14	140	0	4
Surrey - South	10	73	0	0	0	0	0	2
Surrey - Cloverdale	0	12	0	0	0	137	4	30
Surrey - North	44	28	0	0	0	0	4	4
Surrey - Guildford	13	0	0	0	0	0	0	0
Surrey - Whalley	0	12	0	0	0	452	0	0
Surrey Total	67	125	0	0	0	589	8	36
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	256	0	0	0
Vancouver - Downtown	0	0	0	0	383	0	96	0
Vancouver - Kitsilano	5	0	0	0	0	47	0	0
Vancouver - False Creek	0	0	0	0	0	166	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	33	0	0
Vancouver - Marpole	0	0	0	0	6	0	0	0
Vancouver - Eastside	0	0	0	0	10	0	1	0
Vancouver - Mt. Pleasant	0	0	0	0	0	6	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	4	0	0	10	0	0	0
Vancouver Total	5	4	0	0	667	252	97	0
West Vancouver	0	0	0	0	0	8	0	0
White Rock	0	0	0	0	0	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	221	190	0	0	1,110	1,275	137	40

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	2	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	15	0	0	0	91	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	0	0	0	0	33	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	19	0	0	0	394	0	0	0
Burnaby Total	39	15	0	0	394	124	0	0
Coquitlam	70	61	0	0	90	557	51	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	74	37	0	0	0	0	0	1
Delta	74	37	0	0	0	0	0	2
Langley City	0	0	0	0	105	0	0	0
Langley District	187	84	0	0	60	192	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	6	0	0	0	0	0	0
New Westminster	0	0	0	0	27	398	32	0
North Vancouver City	6	20	0	0	95	370	0	0
North Vancouver DM	4	15	0	0	2	47	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	5	42	0	0	30	88	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	73	178	0	0	153	561	0	4
Surrey - South	149	130	0	0	0	269	0	5
Surrey - Cloverdale	44	82	0	0	2	201	32	71
Surrey - North	150	81	0	0	144	66	14	15
Surrey - Guildford	13	0	0	0	0	64	0	0
Surrey - Whalley	0	22	0	0	0	568	0	0
Surrey Total	356	315	0	0	146	1,168	46	91
University Endowment Lands	0	0	0	0	62	91	72	0
Vancouver - West End	0	0	0	0	256	319	0	0
Vancouver - Downtown	0	4	0	0	638	309	204	0
Vancouver - Kitsilano	8	0	0	0	3	177	0	0
Vancouver - False Creek	0	7	0	0	0	844	0	182
Vancouver - Granville/Oak	0	0	0	0	2	21	0	0
Vancouver - Kerrisdale	0	0	0	0	4	33	0	0
Vancouver - Marpole	0	0	0	0	12	2	0	0
Vancouver - Eastside	0	6	3	0	139	42	30	0
Vancouver - Mt. Pleasant	0	30	0	0	0	6	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	35	0	0	22	0	0	0
Vancouver Total	8	82	3	0	1,076	1,753	234	182
West Vancouver	0	0	0	0	0	8	0	0
White Rock	0	0	0	0	16	57	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	834	855	3	0	2,258	5,416	437	279

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Table 3.4: Completions by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Anmore	3	0	0	0	0	0	3	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	0	0	0	0	0	3	0
Burnaby - Mountain	0	1	0	0	0	0	0	1
Burnaby - North	2	7	0	0	0	0	2	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	4	0	0	0	0	2	4
Burnaby - Central Park	2	2	0	0	0	0	2	2
Burnaby - Remainder	0	6	180	0	0	0	180	6
Burnaby Total	6	20	180	0	0	0	186	20
Coquitlam	21	1	4	0	0	0	25	1
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	25	10	31	27	1	0	57	37
Delta	25	10	31	27	1	0	57	37
Langley City	0	0	105	0	0	0	105	0
Langley District	30	41	60	19	1	0	91	60
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	17	0	0	0	0	21	17
New Westminster	11	12	35	158	32	0	78	170
North Vancouver City	5	8	81	79	0	0	86	87
North Vancouver DM	5	3	0	72	0	0	5	75
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	0	1	0	0	0	0	0	1
Port Moody	1	0	0	0	0	0	1	0
Richmond	34	43	58	126	0	4	92	173
Surrey - South	37	32	10	86	0	2	47	120
Surrey - Cloverdale	34	80	0	141	4	30	38	251
Surrey - North	44	56	44	28	4	4	92	88
Surrey - Guildford	0	0	13	0	0	0	13	0
Surrey - Whalley	8	1	0	464	0	0	8	465
Surrey Total	123	169	67	719	8	36	198	924
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	256	0	0	0	256	0
Vancouver - Downtown	0	0	383	0	96	0	479	0
Vancouver - Kitsilano	3	0	5	47	0	0	8	47
Vancouver - False Creek	0	0	0	166	0	0	0	166
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	4	1	0	33	1	0	5	34
Vancouver - Marpole	10	1	0	0	0	0	10	1
Vancouver - Eastside	32	0	0	0	4	1	36	1
Vancouver - Mt. Pleasant	2	4	0	6	0	0	2	10
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	32	1	0	4	8	0	40	5
Vancouver Total	83	7	644	256	109	1	836	264
West Vancouver	13	11	0	8	0	0	13	19
White Rock	0	4	0	0	0	0	0	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	385	348	1,265	1,464	151	41	1,801	1,853

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Belcarra													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
May 2011	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	1	8.3	4	33.3	1	8.3	1	8.3	5	41.7	12	750,000	876,167
Year-to-date 2010	0	0.0	1	11.1	1	11.1	6	66.7	1	11.1	9	--	--
Burnaby													
May 2011	0	0.0	0	0.0	2	14.3	3	21.4	9	64.3	14	1,028,000	1,045,500
May 2010	0	0.0	0	0.0	1	11.1	6	66.7	2	22.2	9	--	--
Year-to-date 2011	0	0.0	0	0.0	13	16.9	30	39.0	34	44.2	77	988,000	1,015,864
Year-to-date 2010	0	0.0	0	0.0	21	26.9	35	44.9	22	28.2	78	889,900	959,642
Coquitlam													
May 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
May 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	1	1.6	40	62.5	7	10.9	16	25.0	64	760,353	843,951
Year-to-date 2010	0	0.0	11	24.4	25	55.6	5	11.1	4	8.9	45	659,900	748,489
Delta													
May 2011	0	0.0	2	6.7	17	56.7	11	36.7	0	0.0	30	781,303	774,817
May 2010	0	0.0	5	45.5	6	54.5	0	0.0	0	0.0	11	650,000	634,455
Year-to-date 2011	1	1.5	2	3.0	33	50.0	27	40.9	3	4.5	66	797,450	811,661
Year-to-date 2010	1	1.7	17	28.8	21	35.6	14	23.7	6	10.2	59	729,000	785,954
Langley City													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
May 2011	1	8.3	4	33.3	3	25.0	2	16.7	2	16.7	12	744,500	824,540
May 2010	0	0.0	8	47.1	5	29.4	2	11.8	2	11.8	17	729,000	742,576
Year-to-date 2011	3	4.8	28	44.4	20	31.7	7	11.1	5	7.9	63	699,000	747,826
Year-to-date 2010	0	0.0	46	55.4	16	19.3	9	10.8	12	14.5	83	648,000	764,675

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
May 2011	8	44.4	6	33.3	4	22.2	0	0.0	0	0.0	18	517,400	529,656
May 2010	1	11.1	7	77.8	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2011	14	20.6	35	51.5	16	23.5	3	4.4	0	0.0	68	556,400	584,690
Year-to-date 2010	36	28.6	81	64.3	9	7.1	0	0.0	0	0.0	126	559,450	552,443
New Westminster													
May 2011	11	64.7	4	23.5	2	11.8	0	0.0	0	0.0	17	487,452	526,764
May 2010	0	0.0	8	80.0	0	0.0	2	20.0	0	0.0	10	589,950	634,290
Year-to-date 2011	22	40.7	25	46.3	4	7.4	2	3.7	1	1.9	54	515,900	552,736
Year-to-date 2010	0	0.0	20	74.1	4	14.8	2	7.4	1	3.7	27	625,000	652,835
North Vancouver City													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
North Vancouver DM													
May 2011	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	23.3	23	76.7	30	1,340,000	1,556,627
Year-to-date 2010	1	5.9	0	0.0	1	5.9	0	0.0	15	88.2	17	1,560,000	1,441,988
Pitt Meadows													
May 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
May 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	9	90.0	1	10.0	0	0.0	0	0.0	10	582,000	578,802
Year-to-date 2010	1	16.7	3	50.0	2	33.3	0	0.0	0	0.0	6	--	--
Port Coquitlam													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Port Moody													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Richmond													
May 2011	0	0.0	0	0.0	0	0.0	4	17.4	19	82.6	23	1,338,000	1,263,609
May 2010	0	0.0	0	0.0	0	0.0	10	32.3	21	67.7	31	1,000,000	1,172,238
Year-to-date 2011	0	0.0	0	0.0	1	1.8	6	10.5	50	87.7	57	1,500,000	1,430,088
Year-to-date 2010	0	0.0	3	4.5	6	9.0	14	20.9	44	65.7	67	1,000,000	1,141,839

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
May 2011	14	9.0	63	40.6	42	27.1	30	19.4	6	3.9	155	659,000	702,426
May 2010	4	2.7	102	68.0	27	18.0	12	8.0	5	3.3	150	579,000	643,971
Year-to-date 2011	57	7.9	307	42.8	209	29.1	111	15.5	34	4.7	718	649,000	699,862
Year-to-date 2010	37	5.3	414	59.5	166	23.9	57	8.2	22	3.2	696	599,000	650,972
University Endowment Lands													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Vancouver City													
May 2011	0	0.0	0	0.0	1	1.9	17	31.5	36	66.7	54	2,293,000	2,273,907
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2011	0	0.0	0	0.0	3	1.9	36	22.8	119	75.3	158	2,739,000	2,439,412
Year-to-date 2010	0	0.0	0	0.0	5	4.4	38	33.6	70	61.9	113	1,400,000	1,817,583
West Vancouver													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	3,120,000	3,186,337
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	3,120,000	3,221,437
White Rock													
May 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	3	33.3	1	11.1	5	55.6	9	--	--
Year-to-date 2010	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
Indian Reserves													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
May 2011	35	10.0	82	23.4	72	20.5	70	19.9	92	26.2	351	779,900	1,067,431
May 2010	5	1.9	130	50.4	43	16.7	32	12.4	48	18.6	258	620,500	854,083
Year-to-date 2011	98	6.7	415	28.4	345	23.6	242	16.6	362	24.8	1,462	749,950	1,053,358
Year-to-date 2010	76	5.5	598	43.3	280	20.3	183	13.3	244	17.7	1,381	659,000	871,682

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2011

Submarket	May 2011	May 2010	% Change	YTD 2011	YTD 2010	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	876,167	--	n/a
Burnaby Total	1,045,500	--	n/a	1,015,864	959,642	5.9
Coquitlam	--	--	n/a	843,951	748,489	12.8
Delta	774,817	634,455	22.1	811,661	785,954	3.3
Langley City	--	--	n/a	--	--	n/a
Langley District	824,540	742,576	11.0	747,826	764,675	-2.2
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	529,656	--	n/a	584,690	552,443	5.8
New Westminster	526,764	634,290	-17.0	552,736	652,835	-15.3
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,556,627	1,441,988	8.0
Pitt Meadows	--	--	n/a	578,802	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,263,609	1,172,238	7.8	1,430,088	1,141,839	25.2
Surrey Total	702,426	643,971	9.1	699,862	650,972	7.5
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,273,907	--	n/a	2,439,412	1,817,583	34.2
West Vancouver	--	--	n/a	3,186,337	3,221,437	-1.1
White Rock	--	--	n/a	--	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,067,431	854,083	25.0	1,053,358	871,682	20.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
May 2011

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August	898	6,572	14%	999,407	374	2,356	16%	551,035	936	6,493	14%	430,598
	September	870	6,489	13%	1,016,324	384	2,381	16%	534,085	972	6,531	15%	430,712
	October	979	5,829	17%	1,058,578	377	2,184	17%	519,187	988	6,062	16%	441,696
	November	1054	5,019	21%	1,043,161	407	1,946	21%	539,429	1,054	5,419	19%	416,702
	December	772	3,912	20%	1,046,348	319	1,559	20%	526,556	812	4,397	18%	439,648
2011	January	793	4,138	19%	1,144,537	313	1,687	19%	552,550	713	4,613	15%	441,491
	February	1,406	4,769	29%	1,173,395	489	1,931	25%	573,534	1,206	5,225	23%	444,862
	March	1,799	5,365	34%	1,155,007	663	2,111	31%	573,118	1,622	5,634	29%	465,997
	April	1,408	5,944	24%	1,204,587	622	2,208	28%	573,318	1,201	6,035	20%	483,424
	May	1,575	6,129	26%	1,223,421	579	2,315	25%	555,057	1,228	6,212	20%	465,422
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	Q1 2010	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q1 2011	3,998	4,757	27%	1,159,397	1,465	1,910	25%	568,862	3,541	5,157	22%	453,864
	YTD 2010	5,652	5,655	20%	979,021	2,437	1,973	25%	535,747	6,070	6,081	20%	432,237
	YTD 2011	6,981	5,269	26%	1,192,956	2,666	2,050	25%	566,904	5,970	5,544	21%	462,188

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
May 2011

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	98.2	113.1	1,208	7.9	66.5	821
	February	604	3.60	5.39	98.7	113.9	1,209	7.8	66.4	824
	March	631	3.60	5.85	99.3	113.6	1,205	7.8	66.1	825
	April	655	3.80	6.25	99.7	114.2	1,206	7.6	65.9	827
	May	639	3.70	5.99	99.9	114.6	1,207	7.6	65.9	837
	June	633	3.60	5.89	99.8	114.5	1,212	7.6	66.0	841
	July	627	3.50	5.79	99.0	115.7	1,219	7.5	66.2	845
	August	604	3.30	5.39	99.0	115.7	1,226	7.4	66.4	846
	September	604	3.30	5.39	98.6	115.6	1,232	7.3	66.5	847
	October	598	3.20	5.29	98.7	116.1	1,235	7.3	66.6	849
	November	607	3.35	5.44	98.5	116.0	1,232	7.2	66.3	842
	December	592	3.35	5.19	98.4	115.5	1,231	7.3	66.2	835
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,226	8.1	66.3	830
	March	601	3.50	5.34	98.7	117.0	1,226	8.2	66.3	832
	April	621	3.70	5.69	98.9	117.2	1,231	8.4	66.6	835
	May	616	3.70	5.59			1,241	7.6	66.5	842
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2011	20	0	6	0	0	0	1	0	27
May 2010	36	0	8	0	0	0	0	0	44
% Change	-44.4	n/a	-25.0	n/a	n/a	n/a	n/a	n/a	-38.6
Year-to-date 2011	83	0	16	1	27	87	1	0	215
Year-to-date 2010	160	0	38	1	7	0	0	0	206
% Change	-48.1	n/a	-57.9	0.0	**	n/a	n/a	n/a	4.4
UNDER CONSTRUCTION									
May 2011	129	2	50	2	68	87	5	0	343
May 2010	216	0	60	5	39	157	1	0	478
% Change	-40.3	n/a	-16.7	-60.0	74.4	-44.6	**	n/a	-28.2
COMPLETIONS									
May 2011	18	0	8	0	17	0	0	0	43
May 2010	29	0	12	1	6	0	0	0	48
% Change	-37.9	n/a	-33.3	-100.0	183.3	n/a	n/a	n/a	-10.4
Year-to-date 2011	126	0	34	1	47	0	0	0	208
Year-to-date 2010	110	0	44	13	12	136	0	0	315
% Change	14.5	n/a	-22.7	-92.3	**	-100.0	n/a	n/a	-34.0
COMPLETED & NOT ABSORBED									
May 2011	92	0	7	0	15	49	0	0	163
May 2010	78	0	9	3	22	56	0	0	168
% Change	17.9	n/a	-22.2	-100.0	-31.8	-12.5	n/a	n/a	-3.0
ABSORBED									
May 2011	16	0	10	0	12	16	0	0	54
May 2010	35	0	10	3	13	8	0	0	69
% Change	-54.3	n/a	0.0	-100.0	-7.7	100.0	n/a	n/a	-21.7
Year-to-date 2011	120	0	32	3	47	29	0	0	231
Year-to-date 2010	114	0	38	12	26	154	0	0	344
% Change	5.3	n/a	-15.8	-75.0	80.8	-81.2	n/a	n/a	-32.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
May 2011	8	0	6	0	0	0	1	0	15
May 2010	28	0	8	0	0	0	0	0	36
Mission DM									
May 2011	12	0	0	0	0	0	0	0	12
May 2010	8	0	0	0	0	0	0	0	8
Indian Reserves									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
May 2011	20	0	6	0	0	0	1	0	27
May 2010	36	0	8	0	0	0	0	0	44
UNDER CONSTRUCTION									
Abbotsford City									
May 2011	70	0	50	2	68	87	5	0	282
May 2010	156	0	60	5	39	157	1	0	418
Mission DM									
May 2011	59	2	0	0	0	0	0	0	61
May 2010	60	0	0	0	0	0	0	0	60
Indian Reserves									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
May 2011	129	2	50	2	68	87	5	0	343
May 2010	216	0	60	5	39	157	1	0	478
COMPLETIONS									
Abbotsford City									
May 2011	15	0	8	0	17	0	0	0	40
May 2010	12	0	12	1	6	0	0	0	31
Mission DM									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	17	0	0	0	0	0	0	0	17
Indian Reserves									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
May 2011	18	0	8	0	17	0	0	0	43
May 2010	29	0	12	1	6	0	0	0	48

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
May 2011	74	0	7	0	13	45	0	0	139
May 2010	56	0	9	3	11	52	0	0	131
Mission DM									
May 2011	18	0	0	0	2	4	0	0	24
May 2010	22	0	0	0	11	4	0	0	37
Indian Reserves									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
May 2011	92	0	7	0	15	49	0	0	163
May 2010	78	0	9	3	22	56	0	0	168
ABSORBED									
Abbotsford City									
May 2011	8	0	10	0	12	16	0	0	46
May 2010	17	0	10	3	13	0	0	0	43
Mission DM									
May 2011	8	0	0	0	0	0	0	0	8
May 2010	18	0	0	0	0	8	0	0	26
Indian Reserves									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
May 2011	16	0	10	0	12	16	0	0	54
May 2010	35	0	10	3	13	8	0	0	69

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Abbotsford City	9	28	0	0	0	0	6	8	15	36	-58.3
Mission DM	12	8	0	0	0	0	0	0	12	8	50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	21	36	0	0	0	0	6	8	27	44	-38.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	44	116	0	0	27	7	103	38	174	161	8.1
Mission DM	41	45	0	0	0	0	0	0	41	45	-8.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	85	161	0	0	27	7	103	38	215	206	4.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Abbotsford City	0	0	0	0	6	8	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	6	8	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	27	7	0	0	103	38	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	27	7	0	0	103	38	0	0

Table 2.4: Starts by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Abbotsford City	14	36	0	0	1	0	15	36
Mission DM	12	8	0	0	0	0	12	8
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	26	44	0	0	1	0	27	44

Table 2.5: Starts by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	58	153	115	8	1	0	174	161
Mission DM	41	45	0	0	0	0	41	45
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsord CMA	99	198	115	8	1	0	215	206

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Abbotsford City	15	13	0	6	17	0	8	12	40	31	29.0
Mission DM	3	17	0	0	0	0	0	0	3	17	-82.4
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	18	30	0	6	17	0	8	12	43	48	-10.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	97	74	6	6	41	6	34	180	178	266	-33.1
Mission DM	30	49	0	0	0	0	0	0	30	49	-38.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	127	123	6	6	41	6	34	180	208	315	-34.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Abbotsford City	17	0	0	0	8	12	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	17	0	0	0	8	12	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	41	6	0	0	34	180	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	41	6	0	0	34	180	0	0

Table 3.4: Completions by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Abbotsford City	23	24	17	7	0	0	40	31
Mission DM	3	17	0	0	0	0	3	17
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	26	41	17	7	0	0	43	48

Table 3.5: Completions by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	130	105	48	161	0	0	178	266
Mission DM	30	49	0	0	0	0	30	49
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	160	154	48	161	0	0	208	315

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
May 2011	0	0.0	4	50.0	2	25.0	0	0.0	2	25.0	8	--	--
May 2010	1	5.0	5	25.0	1	5.0	3	15.0	1	5.0	20	574,500	589,765
Year-to-date 2011	5	5.3	31	33.0	10	10.6	13	13.8	10	10.6	94	569,900	603,394
Year-to-date 2010	3	4.1	28	37.8	6	8.1	8	10.8	6	8.1	74	566,500	587,486
Mission DM													
May 2011	4	50.0	3	37.5	0	0.0	1	12.5	0	0.0	8	--	--
May 2010	6	33.3	11	61.1	0	0.0	0	0.0	0	0.0	18	460,450	468,089
Year-to-date 2011	10	34.5	14	48.3	0	0.0	3	10.3	0	0.0	29	464,900	491,152
Year-to-date 2010	23	44.2	27	51.9	0	0.0	1	1.9	0	0.0	52	459,900	459,235
Indian Reserves													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford CMA													
May 2011	4	25.0	7	43.8	2	12.5	1	6.3	2	12.5	16	519,900	550,119
May 2010	7	18.4	16	42.1	1	2.6	3	7.9	1	2.6	38	515,000	532,129
Year-to-date 2011	15	12.2	45	36.6	10	8.1	16	13.0	10	8.1	123	560,000	576,930
Year-to-date 2010	26	20.6	55	43.7	6	4.8	9	7.1	6	4.8	126	507,500	534,557

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2011

Submarket	May 2011	May 2010	% Change	YTD 2011	YTD 2010	% Change
Abbotsford City	--	589,765	n/a	603,394	587,486	2.7
Mission DM	--	468,089	n/a	491,152	459,235	7.0
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford CMA	550,119	532,129	3.4	576,930	514,557	12.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
May 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	905	150.7	1,526	2,572	2,795	54.6	433,971	8.3	452,208
	February	1,119	74.0	1,275	2,573	2,645	48.2	436,157	11.2	445,202
	March	1,458	56.4	1,306	3,073	2,449	53.3	455,947	16.1	461,389
	April	1,677	37.5	1,310	3,453	2,861	45.8	454,557	11.1	453,049
	May	1,403	-0.8	1,128	3,137	2,559	44.1	457,651	9.1	453,948
	June	1,681	-10.4	1,208	2,835	2,386	50.6	469,792	10.6	458,654
	July	1,035	-47.8	872	2,033	1,857	47.0	459,361	8.0	455,119
	August	946	-43.3	901	1,901	2,039	44.2	424,303	-2.4	415,574
	September	967	-35.0	1,017	2,173	2,140	47.5	444,997	1.9	446,633
	October	941	-40.6	1,058	1,898	2,069	51.1	456,169	2.4	451,133
	November	1,021	-27.5	1,165	1,546	2,095	55.6	455,017	5.4	467,310
	December	824	-23.8	1,211	952	2,250	53.8	444,258	-0.5	445,577
2011	January	773	-14.6	1,292	2,362	2,544	50.8	441,544	1.7	469,746
	February	1,201	7.3	1,374	2,749	2,755	49.9	483,509	10.9	498,705
	March	1,730	18.7	1,469	3,033	2,321	63.3	526,828	15.5	532,576
	April	1,414	-15.7	1,227	2,617	2,304	53.3	534,123	17.5	526,071
	May	1,512	7.8	1,202	2,785	2,114	56.9	526,541	15.1	517,313
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,482	79.9		8,218			443,875	12.7	
	Q1 2011	3,704	6.4		8,144			494,984	11.5	
	YTD 2010	6,562	43.6		14,808			449,351	10.8	
	YTD 2011	6,630	1.0		13,546			510,528	13.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
***: observed change greater than 100%
n/a: data not available when fewer than 8 sales are recorded during the quarter
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
May 2011

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	97.3	112.2	91	7.2	69.8	796
	February	604	3.60	5.39	97.7	113.2	91	6.5	69.4	798
	March	631	3.60	5.85	98.2	112.6	91	6.2	69.0	790
	April	655	3.80	6.25	98.6	113.2	91	6.8	69.5	776
	May	639	3.70	5.99	98.8	113.6	91	7.9	70.1	771
	June	633	3.60	5.89	98.7	113.4	91	8.4	70.2	757
	July	627	3.50	5.79	97.9	114.6	91	8.1	69.5	750
	August	604	3.30	5.39	97.9	114.5	90	7.9	68.7	755
	September	604	3.30	5.39	97.6	114.5	89	7.7	68.1	768
	October	598	3.20	5.29	97.6	114.8	89	9.0	68.5	778
	November	607	3.35	5.44	97.4	114.9	88	9.6	68.2	778
	December	592	3.35	5.19	97.3	114.6	86	10.1	67.1	782
2011	January	592	3.35	5.19	97.3	114.8	86	9.7	66.4	790
	February	607	3.50	5.44	97.4	115.2	85	10.1	65.8	806
	March	601	3.50	5.34	97.6	116.1	85	10.2	66.1	822
	April	621	3.70	5.69	97.7	116.3	85	9.4	65.0	817
	May	616	3.70	5.59			85	8.9	64.8	804
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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